ASSESSMENT INFORMATION

The County Assessor does not set tax levies. County taxes are levied by the Board of County Commissioners. School tax is levied by the School Boards. City tax is levied by City Officials. Taxes for Special Districts are levied by their individual Boards of Directors.

After levies are received by this office, it is the duty of the Assessor to extend the taxes upon property as assessed, and then certify and deliver the tax roll to the County Treasurer for collection according to the law.

All property, except that specifically exempted by law, is subject to taxation, and it is the responsibility of the owner to list it with the assessor.

If you are 65 years or older, own and reside at your primary residence for at least ten (10) consecutive years, you may be eligible for tax relief under the Homestead Act. Disabled veterans may also qualify for property exemption.

If you have questions or concerns regarding your valuation, please visit or call the office. We are here to serve you.

Guy Wagner, Bent County Assessor

TAX INFORMATION

Taxes are due January 1st each year. Make all checks payable to Bent County Treasurer.

Taxes may be paid in full or in two equal payments. The first payment is due no later than the last day of February. The second payment is due no later than June 15th. If making a single payment, the total is due no later than April 30th, and no interest penalty will accrue on any portion of the taxes.

Any tax less than $25.00 must be paid in full as a single payment.

Kathryn L. Brown, Bent County Treasurer

BENT COUNTY OFFICERS 2023

Assessor ..... **Guy Wagner**
Clerk & Recorder ..... **Lynda Moss**
Commissioner-District 1 ..... **Kim MacDonnell**
Commissioner-District 2 ..... **Alan Stump**
Commissioner-District 3 ..... **Jean Sykes**
Coroner ..... **Jason Nichols**
County Judge ..... **Lance Clark**
Sheriff ..... **Jake Six**
Treasurer ..... **Kathryn L. Brown**

BENT COUNTY LEVIES FOR 2023

The tax assessment (T.A.) code corresponding with code number in your tax statement identifies your mill levy.

SCHOOL DISTRICT	T.A. CODE	COUNTY	SCHOOL	CITY	LA-BC FIRE	HSTYMcCLV FIRE	WILEY FIRE	LA-BC LIBRARY	BC-PC CEMETERY	BC-LA CEMETERY	SECO WATER	LAV WATER	TOTAL LEVY
RE-1	1	30.608	22.498	39.000	7.415			1.500		4.000	0.888	1.503	107.412
	8	30.608	22.498		7.415			1.500		4.000	0.888	1.503	68.412
	9	30.608	22.498		7.415			1.500		4.000		1.503	67.524
	14	30.608	22.498					1.500		4.000		1.503	60.109
	15	30.608	22.498			5.500		1.500	4.000			1.503	65.609
	17	30.608	22.498			5.500		1.500	4.000		0.888	1.503	66.497
RE-2	22	30.608	26.730		7.415				4.000			1.503	70.256
	23	30.608	26.730			5.500			4.000		0.888	1.503	69.229
	24	30.608	26.730							4.000		1.503	62.841
	25	30.608	26.730			5.500			4.000			1.503	68.341
	27	30.608	26.730		7.415				4.000		0.888	1.503	71.144
RE-13 JT	31	30.608	27.157				5.000		4.000		0.888	1.503	69.156
	32	30.608	27.157				5.000		4.000			1.503	68.268

Example showing how a total mill levy is calculated for the City of Las Animas (T.A. 1)

County		School		City		LABC Fire		LABC Library		BCLA Cem.		SECO Water		LAV Water		TOTAL
30.608	+	22.498	+	39.000	+	7.415	+	1.500	+	4.000	+	0.888	+	1.503	=	**107.412**

To check your bill, find your TAX AREA (T.A.) at the top of your legal description. All levies that apply to that area will be listed from left to right above. The total levy on the right will be the dollar amount you should pay for each $1,000 of assessed valuation.

BENT COUNTY

COLORADO

ABSTRACT OF ASSESSMENT
AND LEVIES OF TAXES

2023

ASSESSED VALUATION
$102,130,850

Compiled by the office of the

BENT COUNTY ASSESSOR

Approved by the

BENT COUNTY BOARD OF EQUALIZATION
COLORADO PROPERTY TAX ADMINISTRATION
COLORADO BOARD OF EQUALIZATION

Guy Wagner ..... County Assessor
Eric Jones ..... Appraiser
Rachel Losey ..... Administrative Clerk
Sonora Servaes ..... Mineral Clerk

Telephone: (719) 456-2010
Fax: (719) 456-3108
725 Bent Avenue
Las Animas, CO 81054
e-mail: bent.assessor@bentcounty.net

2023 ABSTRACT OF ASSESSMENT

PARCELS OR ACRES	AVERAGE PER ACRE	REAL PROPERTY	
RESIDENTIAL	Assessment Rate 6.70%		
		Improved Land	$ 318,640
		Improvements	$ 5,211,890
		Ag Residences	$ 1,639,370
	Assessment rate 27.9%		
		Vacant Land	$ 475,190
TOTAL RESIDENTIAL			$ **7,645,090**
COMMERCIAL	Assessement Rate 27.9%		
		Vacant Land	$ 42,650
		Improved Land	$ 189,900
		Improvements	$ 18,135,240
TOTAL COMMERCIAL			$ **18,367,790**
INDUSTRIAL	Assessment Rate 27.9%		
		Improved Land	$ 11,090
		Improvements	$ 157,570
TOTAL INDUSTRIAL			$ **168,660**
AGRICULTURAL	Assessment Rate 26.4%		
54,687 acres		Irrigated Land	$ 11,857,690
58,826 acres		Dry Farm Land	$ 1,357,980
684,182 acres		Grass Land	$ 4,053,510
13,264 acres		Other Lands	$ 29,040
		Farm Support Bldgs	$ 1,069,930
		Other Ag	$ 1,572,690
		Possessory	$ 157,640
TOTAL AGRICULTURAL			$ **20,098,480**
TOTAL REAL ESTATE & IMPROVEMENTS ASSESSED			$ **46,280,020**
NATURAL RESOURCES	Assessment Rate 27.9%		
		Earth & Stone	$ 11,300
		Severed Minerals	$ 725,240
		Producing Gas	$ 657,210
TOTAL NATURAL RESOURCES			$ **1,393,750**
PERSONAL PROPERTY VALUATION	Assessment Rate 27.9%		
Commercial Furniture & Equipment			$ 811,310
Agricultural Equipment			$ 61,610
Oil & Gas Equipment			$ 165,070
TOTAL PERSONAL			$ **1,037,990**
TOTAL TAXABLE LOCALLY ASSESSED			$ **48,711,760**
Total Assessed Value			**$102,130,850**

SUMMARY OF ASSESSED VALUATIONS

Total Real Estate & Improvements Assessed	$ 46,280,020
Total Natural Resources Assessed	$ 1,393,750
Total Personal Property Assessed	$ 1,037,990
Total Assessed Valuation of Public Utilities	$ 53,419,090
TOTAL TAXABLE ASSESSED VALUATION	$ **102,130,850**

2023 COUNTY GENERAL TAX

FUND	VALUATION	LEVY	REVENUE
General Fund	$ 102,130,850	0.025476	$ 2,601,886
Road & Bridge	"	0.002820	$ 288,009
Social Services	"	0.001500	$ 153,196
Contingent	"		$ 0
Airport	"		$ 0
Retirement	"	0.000800	$ 81,705
Abatement	"	0.000012	$ 1,177
TV Translator	"		$ 0
TOTAL COUNTY LEVY & REVENUE		**0.030608**	$ **3,125,973**

2023 SCHOOL TAX & LEVIES BY DISTRICT

DISTRICT	VALUATION	LEVY	REVENUE
RE - 1	$ 71,889,110	0.022498	$ 1,617,361
RE - 2	$ 26,537,330	0.026730	$ 709,343
RE - 13 JT	$ 3,704,410	0.027157	$ 100,601
TOTAL VALUATION	**$102,130,850**		
TOTAL SCHOOL REVENUE			$ **2,427,305**

REQUIRED SCHOOL DISTRICT INFORMATION ON SENATE BILL 25 FOR GENERAL FUND ONLY

(Mill levy with state revenue available)

RE - 1 22.498 RE - 2 26.730 RE - 13 JT 27.157

(Estimated mill levy, if no state revenue available)

RE - 1 112.171 RE - 2 125.689 RE - 13 JT 257.697

2023 CITY TAX

	VALUATION	LEVY	REVENUE
City of Las Animas	$ 5,371,290	0.039000	$ 209,480
TOTAL CITY LEVY AND REVENUE			$ **209,480**

SPECIAL DISTRICTS

DISTRICT	VALUATION	LEVY	REVENUE
LA-BC Fire Dist.	$ 55,304,120	0.007415	$ 410,080
Hasty-McClave Fire	$ 20,465,070	0.005500	$ 112,558
Wiley Rural Fire	$ 3,704,410	0.005000	$ 18,522
LA-BC Library	$ 71,883,570	0.001500	$ 107,825
BC-PC Cemetery	$ 24,312,450	0.004000	$ 97,250
BC-LA Cemetery	$ 77,914,450	0.004000	$ 311,658
SECO Water Cons.	$ 68,531,670	0.000888	$ 60,856
LAV Water Cons.	$ 56,948,200	0.001503	$ 85,593
TOTAL SPECIAL DISTRICTS REVENUE			$ **1,204,342**
Total Revenue			$ **6,967,100**



