



MINERAL COUNTY



Creede, Colorado 81130

Office of COUNTY ASSESSOR

Phone: (719) 658-2669

April 20, 2023

The State of Colorado mandates that all property in the State is assessed for property tax purposes every two years in the odd year. This makes 2023 a re-assessment year. Mineral County is no exception to this rule. All property owners in Mineral County will be receiving, by mail, Notice of Valuations (NOVs) in the days following May 1, 2023. This NOV will outline the actual value of property and improvements that will be used to calculate property taxes for each piece of property in Mineral County. The NOV also states the estimated amount that will be invoiced for property taxes.

It is important that property owners understand the factors that go into the assessment process and what affects values. Most property in the state is valued based on a market approach to value. By statute the data collection period for this year's reappraisal was January 1, 2021 through June 30, 2022. The real estate market during this 18-month period was extraordinary; properties were short lived on the market and homes were selling over asking price. The volume and rapid rise in sales prices trickled down to all properties.

Per statute all properties must be valued fairly and equitable following the rules and guidelines set forth by the state of Colorado. Assessors' offices are annually audited to ensure compliance with valuation regulations for the State of Colorado. Assessed values are calculated as a percentage of Actual values. Those percentages are currently set by the state legislature and depend on the classification of the property. On average there will be an approximate 30% increase in values in Mineral County. However, some properties will see higher increases, and some will see increases that are not that drastic. The state legislature has offered some relief for the 2023 tax year. Part of that relief could reduce residential properties by \$15,000 actual value and commercial properties by \$30,000 actual value.

As always property owners have the month of May to appeal the value or classification of their property. Instructions for appeals are included with the NOVs and the deadline to appeal your property is June 8, 2023. For more detailed information please contact the Mineral County Assessor's office at 719-658-2669.

2023 Mineral County Re-Appraisal

Current sales data collection period for tax years 2023-2024 is July 1, 2020 thru June 30, 2022. Sales from previous years may be considered in 6 month increments up to 5 years if more sales are needed to conduct an analysis. Sales used for valuation must be qualified, arms-length sales. C.R.S. 39-1-104(10.2)(d)

City of Creede Qualified Sales

Sale Price and Date	Assessors Value at Time of Sale
8-19-20 \$227,000 606 Rio Grande Ave	\$115,079 Land 6350 sq.ft. Imp. 960 sq.ft. Built 1914
10-14-20 \$195,000 103 E 3 rd St	\$78,626 Land 1875 sq.ft. Imp. 798 sq.ft. Built 1938
10-26-20 \$375,000 421 Capitol Ave	\$221,634 Land 8890 sq.ft. Imp. 2200 sq.ft. Built 1906
1-21-21 \$363,500 116 S Aspen Ave	\$326,900 Land 20,517 sq.ft. Imp. 2390 sq.ft. Built 1905
5-5-21 \$130,000 307 S Loma Ave	\$92,546 Land 10,000 sq.ft. Imp. 524 sq.ft. Built 1910
7-7-21 \$219,000 709 S Main St.	\$104,278 Land 6400 sq.ft. Imp. 918 sq.ft. Built 1905
8-4-21 \$169,000 111 W 6 th St	\$90,814 Land 7500 sq.ft. Imp. 520 sq.ft. Built 1930
8-31-21 \$540,000 221 Rue La Fong	\$363,270 Land 5949 sq.ft. Imp. 1816 sq.ft. Built 2014
8-27-21 \$252,000 602 La Garita	\$110,164 Land 6250 sq.ft. Imp. 400 sq.ft. Built 2017
10-1-21 \$249,000 104 W 4 th St	\$93,554 Land 5000 sq.ft. Imp. 740 sq.ft. Built 1904
10-15-21 \$325,000 112 E 6 th St	\$174,330 Land 5000 sq.ft. Imp. 1111 sq.ft. Built 1932
12-6-21 \$585,500 1 Silver Dr	\$239,716 Land .54 acre Imp. 2596 sq.ft. Built 1969
3-10-22 \$425,000 301 W 3 rd St	\$258,745 Land 5000 sq.ft. Imp. 1791 sq.ft. Built 2019
4-21-22 \$250,000 54 Silver Dr	\$208,583 Land .84 acre Imp. 1032 sq.ft. Built 1975

County Qualified Sales

7-14-20 \$400,000 118 USFS 550F	\$268,011 Land 1.01 acre Imp. 1749 sq.ft. Built 2007
7-13-20 \$187,500 1974 Forest Rd 507	\$159,809 Land 8.62 acre Imp. 972 sq.ft. Built 2003
7-22-20 \$320,000 240 MacFarlane Dr	\$228,316 Land 3.47 acre Imp. 1562 sq.ft. Built 1990
8-25-20 \$515,000 260 Wetherill Ct	\$349,559 Land 3.33 acre Imp. 2806 sq.ft. Built 2005
8-11-20 \$315,000 176913 Hwy 149	\$277,334 Land .238 acre Imp. 952 sq.ft. Built 1995
9-3-20 \$320,000 217 Aspen Dr	\$289,864 Land 1.21 acre Imp. 1817 sq.ft. Built 1996
9-17-20 \$403,000 340 Spruce Glen	\$198,837 Land .98 acre Imp. 1585 sq.ft. Built 1982
9-28-20 \$825,000 402 Deep Creek Rd	\$542,239 Land 5.00 acre Imp. 2772 sq.ft. Built 2019
10-6-20 \$725,000 2 McGregor	\$527,049 Land 5.00 acre Imp. 2887 sq.ft. Built 2003
10-22-20 \$260,000 111 CampRobber Dr	\$146,417 Land 1.43 acre Imp. 492 sq.ft. Built 2001
10-23-20 \$485,000 28980 Hwy 149	\$307,249 Land 3.36 acre Imp. 2188 sq.ft. Built 1990
10-20-20 \$650,000 128 Forest Rd 508	\$526,149 Land 28.13 acre Imp. 3904 sq.ft. Built 1991
10-27-20 \$400,000 115 Columbine Dr	\$303,773 Land .50 acre Imp. 2840 sq.ft. Built 1991
10-29-20 \$355,000 Wolf Creek Ranch	\$145,484 Land .210 acre Imp. 1320 sq.ft. Built 1972
10-26-20 \$750,000 151 Larson Dr	\$417,033 Land 2.12 acre Imp. 2531 sq.ft. Built 1999
10-31-20 \$415,000 176918 Hwy 160	\$221,718 Land .418 acre Imp. 1596 sq.ft. Built 1993

County Qualified Sales

Sale Price and Date	Assessors Value at Time of Sale
11-10-20 \$210,000 327 Holy Moses Dr	\$197,316 Land .25 acre Imp. 2808 sq.ft. Built 1979
11-20-20 \$230,000 113 Antelope Rd	\$177,141 Land 1.91 acre Imp. 2128 sq.ft. Built 2001
11-14-20 \$675,000 597 Aqwisic Dr	\$491,926 Land 5.10 acre Imp. 3768 sq.ft. Built 1985
11-27-20 \$539,000 115 Dabney Ct	\$368,075 Land 3.38 acre Imp. 2800 sq.ft. Built 1997
12-16-20 \$254,500 186 Commodore Dr	\$153,970 Land .23 acre Imp. 1512 sq.ft. Built 1981
12-21-20 \$395,000 426 Hummingbird Ln	\$366,902 Land 1.00 acre Imp. 1212 sq.ft. Built 2017
3-2-21 \$950,000 385 Hinshaw Dr	\$571,675 Land .985 acre Imp. 3924 sq.ft. Built 2000
4-9-21 \$470,400 224 Amethyst Dr	\$391,479 Land .313 acre Imp. 2736 sq.ft. Built 1981
4-23-21 \$385,000 1259 Whiskey Ln	\$295,201 Land 5.00 acre Imp. 1552 sq.ft. Built 2000
6-2-21 \$475,000 252 MacFarlane Ln	\$393,554 Land 4.63 acre Imp. 1408 sq.ft. Built 2018
6-17-21 \$340,000 221 Pine Dr	\$254,453 Land .962 acre Imp. 1712 sq.ft. Built 2005
6-28-21 \$225,000 367 Bachelor Dr	\$153,390 Land .249 acre Imp. 1876 sq.ft. Built 1995
7-1-21 \$475,000 314 Pine Dr	\$356,745 Land 1.03 acre Imp. 2015 sq.ft. Built 1998
7-9-21 \$285,000 456 Commodore Dr	\$180,211 Land .241 acre Imp. 1352 sq.ft. Built 2007
7-12-21 \$350,000 323 Dooley Dr	\$314,270 Land .997 acre Imp. 1710 sq.ft. Built 1992
7-16-21 \$449,000 365 Hinshaw Dr	\$391,189 Land 1.00 acre Imp. 2184 sq.ft. Built 2000
7-15-21 \$725,000 156 Bristol Head Rd	\$468,861 Land 1.09 acre Imp. 3213 sq.ft. Built 2002
8-10-21 \$275,000 476 Commodore Dr	\$136,098 Land .241 acre Imp. 824 sq.ft. Built 2016
9-3-21 \$300,000 222 Davis	\$186,482 Land 1.006 acre Imp. 1440 sq.ft. Built 1996
9-7-21 \$435,000 1291 Whiskey Ln	\$234,769 Land 5.02 acre Imp. 1184 sq.ft. Built 1996
9-9-21 \$415,000 210 Oak Dr	\$312,419 Land .25 acre Imp. 1837 sq.ft. Built 2018
9-10-21 \$432,000 215 Dooley Dr	\$284,331 Land .97 acre Imp. 1485 sq.ft. Built 2015
9-16-21 \$373,400 30 Twilight Dr	\$271,019 Land 1.93 acre Imp. 1760 sq.ft. Built 2006
9-23-21 \$1,100,000 343 Alpine Dr	\$546,844 Land 7.19 acre Imp. 3578 sq.ft. Built 2000
9-27-21 \$259,900 528 Ridge Dr	\$178,255 Land 1.00 acre Imp. 1228 sq.ft. Built 1970
10-1-21 \$837,100 21 La Font Dr	\$470,010 Land 5.00 acre Imp. 2410 sq.ft. Built 1993
10-15-21 \$285,000 131 La Font Dr	\$145,731 Land 1.00 acre Imp. 1128 sq.ft. Built 1999
11-1-21 \$335,000 127 La Font Dr	\$283,345 Land 1.00 acre Imp. 1608 sq.ft. Built 1989
11-3-21 \$625,000 220 USFS Rd 504 1B	\$294,403 Land 9.87 acre Imp. 1406 sq.ft. Built 1997
11-5-21 \$435,000 334 Spruce Glen	\$326,786 Land 1.36 acre Imp. 2054 sq.ft. Built 2000
10-29-21 \$289,000 111USFS Rd 550F	\$146,712 Land .985 acre Imp. 1200 sq.ft. Built 1979
11-16-21 \$1,100,000 1134 Deep Creek Rd	\$588,797 Land 3.00 acre Imp. 2756 sq.ft. Built 2006
11-19-21 \$449,000 148 Rio Grande Dr	\$386,211 Land 4.00 acre Imp. 1588 sq.ft. Built 1998
11-30-21 \$515,000 103 Pacifico Dr	\$278,062 Land .93 acre Imp. 2378 sq.ft. Built 1992
11-23-21 \$282,000 241 McCall	\$281,256 Land 1.006 acre Imp. 1260 sq.ft. Built 1987
2-3-22 \$165,000 607 Ridge Dr	\$114,510 Land 1.16 acre Imp. 936 sq.ft. Built 1985
3-3-22 \$255,000 409 W Pine Dr	\$166,629 Land .25 acre Imp. 1352 sq.ft. Built 2007
4-1-22 \$680,000 402 Moonlight Dr	\$476,307 Land 2.54 acre Imp. 2175 sq.ft. Built 2005
4-28-22 \$500,000 600 Forest Rd 520	\$319,819 Land 1.11 acre Imp. 1168 sq.ft. Built 1916
5-11-22 \$350,000 423 River Dr	\$217,052 Land 1.00 acre Imp. 2784 sq.ft. Built 1988
5-12-22 \$469,900 226 Pine Dr	\$265,513 Land .986 acre Imp. 1480 sq.ft. Built 1982

County Qualified Sales

Sale Price and Date

5-13-22 \$614,000 206 El Rio Dr
6-3-22 \$239,000 106 Amethyst Dr

Assessors Value at Time of Sale

\$301,557 Land .72 acre Imp. 1920 sq.ft. Built 2001
\$225,793 Land .26 acre Imp. 2290 sq.ft. Built 1983