



OFFICE OF THE WELD COUNTY ASSESSOR
PHONE (970) 400-3650
FAX (970) 304-6433
WEBSITE: www.weld.gov
1400 N 17 AVE
GREELEY CO 80631

August 23, 2023

Dear Officials:

Re: **PRELIMINARY CERTIFICATION OF VALUATION INCLUDES SB22-238 IMPACTS**

The purpose of this letter is to certify assessed and actual values for your district for the assessment year of 2023. The 2023 values form the basis of the taxes which will be collected and distributed to you in 2024.

The top portion of the certification contains the assessed valuation for real and personal property for 2023. The bottom portion contains the actual valuation information on real property that is to be used by non-school taxing districts to calculate local growth in accordance with the 1992 Tabor Amendment to the Colorado Constitution.

The certified values include the value reductions and assessment rate changes required in current law as a result of SB22-238. The changes include reductions of \$15,000 for residential property, \$30,000 for commercial property and assessment rate reductions of approximately 3% for residential, commercial, industrial, vacant land, and personal property.

Not included in this certification is an estimate of value if Proposition HH passes in November 2023. Those estimates will be posted on our website on September 15th for your consideration during the budgeting process.

Our office will send you a final certification of value on or before December 10, 2023, if Proposition HH does not pass. If it does pass, that date will be delayed to December 29, 2023. The final certification will contain changes that may occur to your district's values due to Proposition HH. Please be advised that your values may also change because of normal, continuing operations that must occur in the Assessor's office during this period. Our office has not yet received all the state assessed distributions of value for taxing districts, so those will be redistributed for the December certification.

A detailed abstract of assessment for your authority may be found on our website at the following location: <https://weld.gov/go/Abstract-Reports> The abstracts are in the middle of the screen in a section labeled Abstracts by Entity.

If you have any questions, please contact Dee Kayl at dkayl@weld.gov or (970) 400-3655.

Sincerely,

Brenda Dones
Weld County Assessor
bdones@weld.gov
(970) 400-3699

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 0420 - MEAD TOWN

IN WELD COUNTY ON 8/18/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY
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IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$140,084,095
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$298,994,930
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$34,661,862
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$264,333,068
5. NEW CONSTRUCTION: **	\$9,700,557
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$80,667,610
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$1.50
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$16,978.38

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$1,751,082,983
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$106,949,719
3. ANNEXATIONS/INCLUSIONS:	\$136,132,168
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
<small>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$64,651

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$236,418
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.