

Taxes in Colorado Counties

Samuel Bower, Administrative Analyst
February 27, 2024



Agenda



Introduction



Methodology



Analysis



Summary



Questions

Introduction

The approved 2023 mill levy (2024 budget year) for each of Colorado's 64 counties was collected either through official online sources or directly from the respective Assessor's Office.

The sales tax rate for each of Colorado's 65 counties was collected either through official online sources or directly from the respective Administration Office.



Methodology

Property Tax Rate

The 2023 approved mill levy for each County was converted into a standard percent based property tax rate on assessed value. Includes TABOR refunds. Does not include school districts or special districts.

Sales Tax

The sales tax figures included in this presentation do not include the State sales tax of 2.9% or the sales tax of any municipalities.

Analysis

Descriptive and comparative statistics were conducted on and between each of the data sets received.

Effective Property Tax Rates by State

“Colorado has the third lowest effective property tax rate in the country”

1

Hawaii

0.27%

2

Alabama

0.39%

3

Colorado

0.49%

4

Nevada

0.50%

5

South Carolina

0.53%

Gilpin Property Tax Breakdown

General Fund	8.029 mills
Public Works	+ 0.847 mills
Human Services	+ 0.441 mills
Solid Waste	+ 0.282 mills
Temporary Tax Credit	- 1.253 mills

8.346 mills

$$8.346 / 1000 = 0.008346 = \mathbf{0.84\%*}$$

*On assessed value – 6.8% for residential, 29% for commercial and industrial, 26.4% for agricultural and renewable energy
(Actual value * Assessment Rate) * Property Tax Rate = Taxes Due

Gilpin County Tax Rates

Property Tax Rate

0.84%

Sales Tax Rate

0%

Property Tax Descriptive Statistics

Average

2.06%

Range

0.43%-4.75%

Mode

1.37%

Median

1.98%

Gilpin Tax Rates: Property Tax Rate **0.84%** - Sales Tax Rate **0%**

Lowest Property Tax Rates

“Gilpin has the
fourth lowest
property tax rate
in the state.”

1

Chafee County

0.43%

Sales Tax: 2.75%

2

Pitkin County

0.64%

Sales Tax: 3.6%

3

El Paso County

0.70%

Sales Tax: 2.23%

4

Gilpin County

0.84%

Sales Tax: 0%

5

Eagle / La Plata

0.85%

Sales Tax: 1% / 2%

Sales Tax Descriptive Statistics

Average

1.79%

Range

0%-6.5%

Mode

1%

Median

1.3%

Gilpin Tax Rates: Property Tax Rate **0.84%** - Sales Tax Rate **0%**

Lowest Property Tax Rates Without Sales Tax

“Of counties in Colorado without a sales tax, Gilpin has the lowest property tax.”

1

Gilpin County **0.84%**

2

Weld County **1.20%**

3

Cheyenne County **1.37%**

4

Montezuma County **1.43%**

5

Yuma County **2.17%**

Property and Sales Tax Clustered Bar Chart



Combined Tax Metric

$$(S+P)*100=C$$

S = Sales Tax Rate (decimal value)

P = Property Tax Rate (decimal value)

C = Combined Tax Metric (number value)

This metric is NOT a percentile value; it is a figure for comparison purposes only.



Combined Tax Metric Descriptive Statistics

Average

3.85

Range

0.84 – 8.5

Mode

2.37

Median

3.49

Gilpin Combined Tax Metric: 0.84

Lowest Combined Tax Metric

“Gilpin has the lowest combined tax metric in the state.”

1

Gilpin County

0.84

2

Weld County

1.20

3

Cheyenne County

1.37

4

Arapahoe County

1.23

5

Montezuma County **1.43**

Teller v. Gilpin

Teller County

Sales Tax Rate: 1%

Property Tax Rate: 1.21%

Combined Tax Metric: 2.21

Gilpin County

Sales Tax Rate: 0%

Property Tax Rate: 0.84%

Combined Tax Metric: 0.84

Summary

Gilpin is tied for the lowest sales tax at **0%**

Of counties without a sales tax, Gilpin has **the lowest** property tax

Gilpin has **below-average** property and sales taxes

Gilpin has the **4th lowest** property tax

Gilpin has **the lowest** combined tax metric score

Q&A

Taxes in Colorado Counties

Samuel Bower

Administrative Analyst

February 27, 2024



Full Dataset

County	Sales Tax Rate*	Property Tax Rate**			
			Douglas	1.00%	1.98%
Chafee	2.75%	0.43%	Montrose	1.00%	2.05%
Pitkin	3.60%	0.64%	Huerfano	3.00%	2.07%
El Paso	2.23%	0.70%	Moffat	2.00%	2.09%
Gilpin	0.00%	0.84%	Boulder	1.19%	2.13%
Eagle	1.00%	0.85%	Larimer	0.80%	2.16%
La Plata	2.00%	0.85%	Yuma	0.00%	2.17%
Rio Blanco	3.60%	0.91%	Otero	1.00%	2.19%
Las Animas	1.50%	0.94%	Saguache	2.50%	2.26%
San Miguel	1.00%	1.06%	Conejos	2.00%	2.49%
Arapahoe	0.25%	1.12%	Elbert	1.00%	2.49%
Fremont	2.50%	1.18%	Alamosa	3.00%	2.52%
Weld	0.00%	1.20%	Bent	1.00%	2.55%
Teller	1.00%	1.21%	Adams	0.75%	2.68%
Mesa	2.00%	1.22%	Denver	5.81%	2.69%
Gunnison	1.00%	1.23%	Jefferson	1.50%	2.70%
Archuleta	4.00%	1.31%	Prowers	1.00%	2.72%
Ouray	2.55%	1.32%	Dolores	0.00%	2.80%
Delta	2.00%	1.33%	Sedgwick	3.00%	2.90%
Routt	1.00%	1.35%	Broomfield	5.15%	2.90%
Garfield	1.00%	1.37%	Morgan	0.00%	2.91%
Park	1.00%	1.37%	Phillips	1.00%	2.93%
Cheyenne	0.00%	1.37%	Washington	1.50%	3.03%
Montezuma	0.00%	1.43%	Pueblo	1.00%	3.05%
Rio Grande	2.60%	1.56%	Baca	0.00%	3.30%
Jackson	4.00%	1.56%	Clear Creek	2.65%	3.52%
Grand	1.30%	1.69%	Kit Carson	0.00%	3.80%
Hinsdale	5.00%	1.77%	Lake	4.00%	3.80%
Logan	1.00%	1.79%	Crowley	2.00%	4.21%
Costilla	1.00%	1.84%	Kiowa	0.00%	4.66%
Summit	2.75%	1.93%	Lincoln	2.00%	4.75%
San Juan	6.50%	1.96%			
Custer	2.00%	1.98%			