



“Property Tax Assessments and Collections”

Presented By:

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County Assessor Duties

- Constitutional Officer elected to 4-year term.
- “Discovers, lists and values” all real estate and applicable personal property within the County.
- Maintains a complete County map and current ownership list of every parcel within the County.
- Archived ownership and property transfers date back to 1876!



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Property Valuations

- Three methods of real estate valuation: Reproduction Cost, Market Comparison and Income Valuation.
- Residential property valued using the Market Approach – according to State Constitution.
- Comparative property sales used to estimate value.

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Property Valuations

- Non-residential properties are valued using all 3 techniques.
- All property in El Paso County is re-appraised every two years (odd numbered years).
- Based upon sales during 18-month time span prior to re-appraisal year.
- Assessor's Office has 6 months to estimate values of nearly 260,000 parcels.

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Property Valuation Appeals

- Property owners can research similar, local property sales and provide data to the Assessor.
- Those without access to property sales data can request a comprehensive list:
 - Available in Assessor's Office
 - Also online at: asr.elpasoco.com
- All valuation appeals receive individual property appraisals by the Assessor.

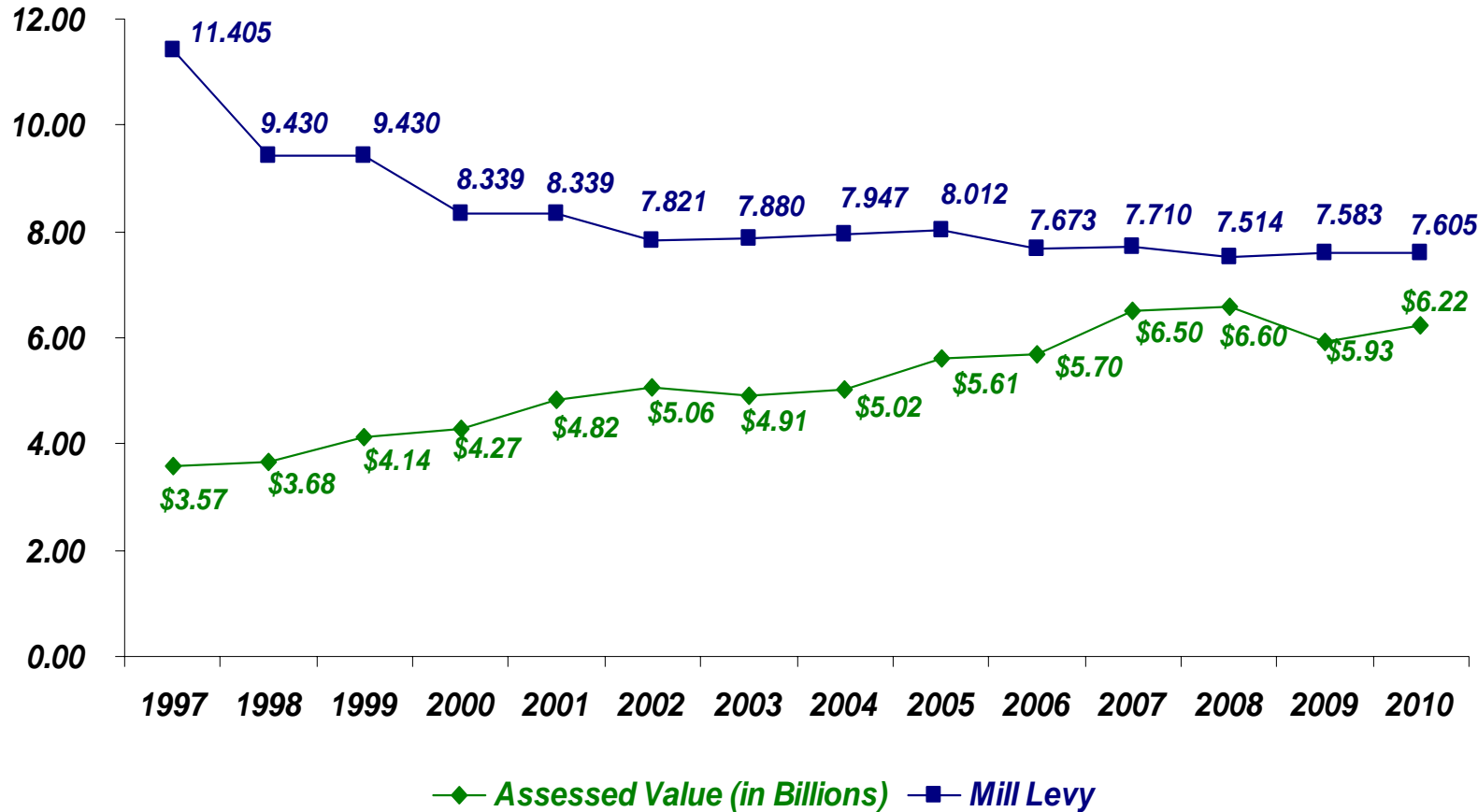
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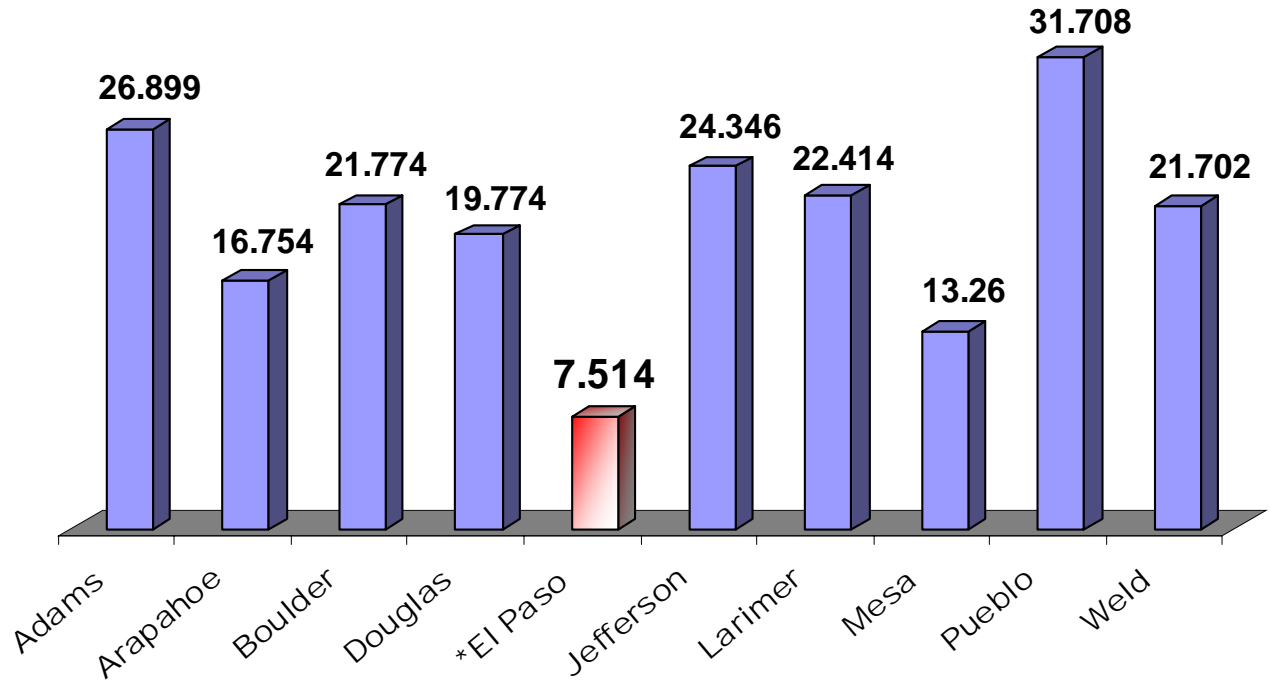
Historical Assessed Property Values vs. Mill Levy Rates

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2008 Mill Levy 10-County Comparison





El Paso County Property Taxes

Example of a homeowner living in School District 11, whose home has a market value of \$200,000 and a related mill of 66.691.

$$\text{Market Value} \times \text{Assess. Ratio} = \text{Assess. Value} \times \text{Mill Levy} = \text{Property Taxes}$$
$$\$200,000 \times 7.96\% = \$15,920 \times .066691 = \$1,062$$

