HOW ARE RESIDENTIAL PROPERTY TAXES CALCULATED FOR TAX YEAR 2025?

Actual Value of the Property

Residential property is valued using only the market approach to value. In this approach, the value of the subject property is based on an analysis of comparable sales. For tax years 2025 and 2026, the comparable properties must have sold between January 1, 2023 and June 30, 2024. However, if insufficient data existed during that timeframe, data from each preceding six-month period (up to a period of five years preceding June 30, 2024) may be utilized.

Most non-residential property, including personal property, is valued by consideration of the market approach, the cost approach, and the income approach to value. Please refer to the brochure entitled "Property Valuation and Taxation for Business and Industry in Colorado" for additional information regarding non-residential property.

Assessment Rate

Beginning in 2025, residential property will have two assessment rates. One assessment rate will be used to calculate local government assessed values and the other rate will calculate school district assessed values. The projected assessment rates will not be finalized until after October of 2025. The following examples are based on the projected rates. The assessment rates are listed under the 2025 Assessment Rates chart.

Assessed Value

Multiplying the actual value by the appropriate assessment rate results in what is known as the property's "assessed value."

Actual Value	$275,000
Local Government Assessed Rate	× 0.0625
Local Government Assessed Value	$17,188

Actual Value	$275,000
School District Assessed Rate	× 0.0705
School District Assessed Value	$19,388

Tax Rate

Each year county commissioners, city councils, school boards, governing boards of special districts, and other taxing authorities determine the revenue needed and allowed under the law to provide services for the following year.

Each taxing authority calculates a tax rate based on the revenue needed from property tax and the total assessed value of real and personal property located within their boundaries. The tax rate is often expressed as a mill levy.

Revenue from Property Tax	$1,398,000	= 0.013980 or 13.980 mills
Total Assessed Value	$100,000,000	

The tax rates of the various taxing authorities, except schools, providing services in your tax area are added together to form the total local government tax rate. For example:

County Tax Rate	0.013980
City Tax Rate	0.008752
Water and Sanitation Tax Rate	0.000693
Total Local Government Tax Rate	0.023425

Calculation of Property Tax

Actual Value	$275,000
Local Government Assessed Rate	× 0.0625
Local Government Assessed Value	$17,188
Local Government Tax Rate	× 0.023425
Local Government Taxes Due	$402.63

Actual Value	$275,000
School District Assessed Rate	× 0.0705
School District Assessed Value	$19,388
School District Tax Rate	× 0.052116
School District Taxes Due	$1,010.43

Local Government Taxes Due	$402.63
School District Taxes Due	+ $1,010.43
Total Taxes Due	$1,413.06

* Source: Colorado Division of Property Taxation "Understanding Property Taxes in Colorado" .

** Assessed values do not take into consideration for any reduction from Senior Homestead or Disabled Veteran Exemptions.