



## *2015 Year In Review*



# **Popular Annual Financial Report**

Boulder County, Colorado

Fiscal Year Ending December 31, 2015

**Residents of Boulder County,****Issued Sept. 14, 2016**

This Popular Annual Financial Report (PAFR) issued for the fiscal year which ended December 31, 2015 was prepared by the Boulder County Financial Services Division. This report is intended to provide readers with an easy to understand summary of the county's financial activities and related information. Financial information in this report was taken from our audited Comprehensive Annual Financial Report (CAFR) for the fiscal year which ended December 31, 2015.

This report is unaudited and financial information is presented on a non-GAAP (Generally Accepted Accounting Principles) basis. The financial information is condensed and does not provide all of the necessary financial statements and note disclosures required by GAAP and as found in the CAFR. This report includes the primary government only, which means that discrete component units and fiduciary funds are excluded. This document also encompasses the Boulder County Housing Authority, a legally separate, blended component unit which is included in the county's business-type activities.

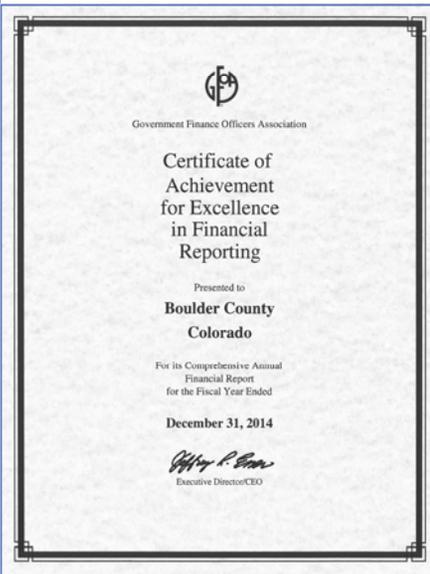
We hope you enjoy reading this report and find it useful. We invite you to read our audited CAFR online for more detailed information on county finances. Audited reports issued by the county and its component units are available online at [www.BoulderCounty.org](http://www.BoulderCounty.org). We welcome your questions and comments regarding information in this report. You can reach us at 303-441-3525.

**Jana Petersen**

Administrative Services Department Director

**Bob Lamb, CPA, CPFO**

Financial Services Division Director

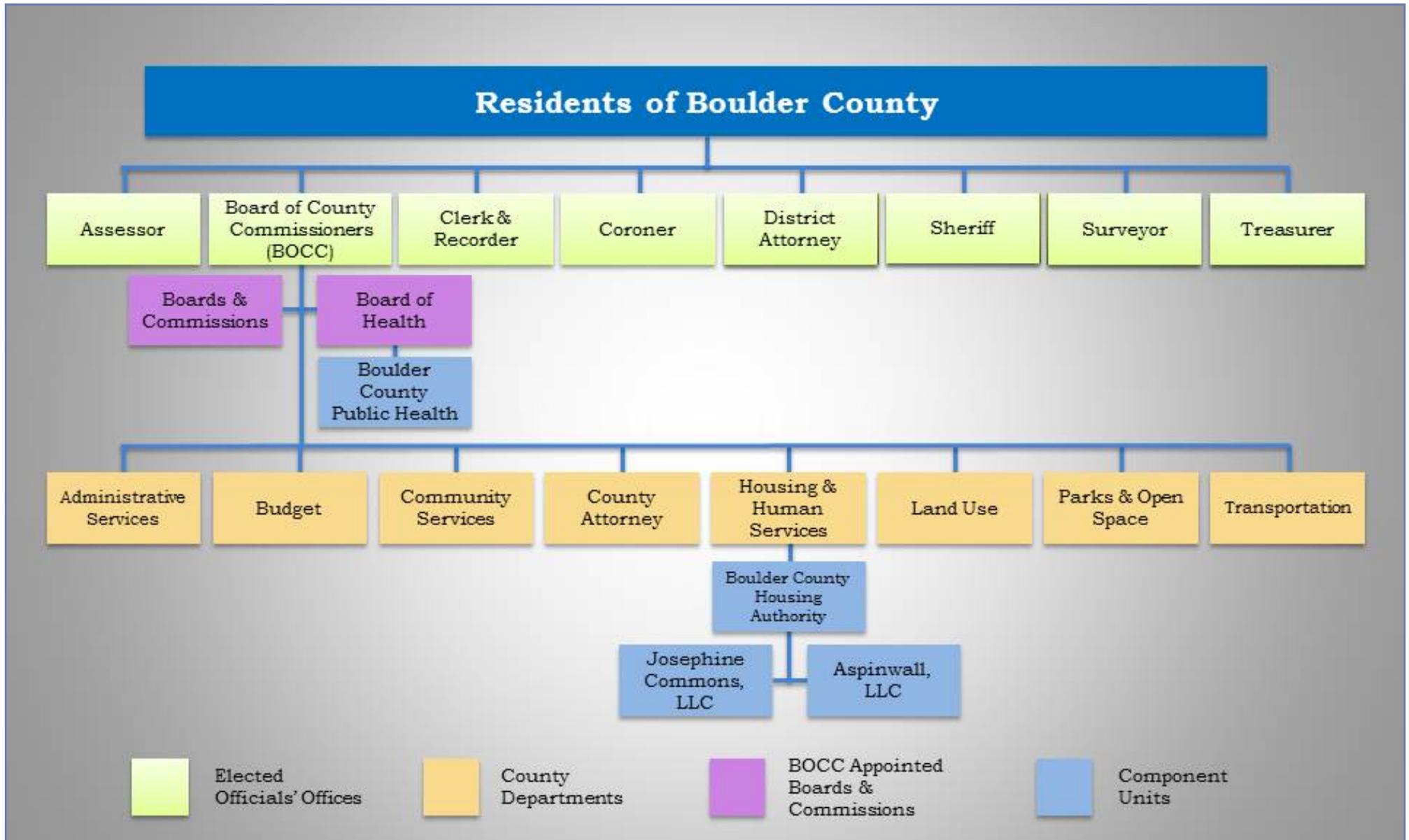
**GFOA Award**

The Government Finance Officers Association of the United States and Canada (GFOA) has given an Award for Outstanding Achievement in Popular Annual Financial Reporting to Boulder County for its Popular Annual Financial Report (PAFR) for the fiscal year which ended December 31, 2014. This is a prestigious national award recognizing the highest standards for preparation of state and local government PAFRs.

In order to receive this award, a government must publish a PAFR with contents meeting program standards for creativity, presentation, understandability, and reader appeal.

The Award for Outstanding Achievement in Popular Annual Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Popular Annual Financial Reporting requirements, and we are submitting it to GFOA for consideration for 2015.

# Organizational Chart for Boulder County Government



## County History & Location

Founded in 1861, Boulder County was one of the original 17 counties formed with the creation of the Territory of Colorado, later incorporated into the Union as the State of Colorado in 1876. As a mining region, the county experienced significant growth through the late 1800s. The cornerstone of the original Courthouse was laid in 1882. After the original courthouse was destroyed by fire in 1932, it was rebuilt on the same site on Pearl Street in 1934 and remains in use today, housing many of the county’s departments and offices, including the County Commissioners Office and the public hearing room.

Boulder County is located northwest of Denver and includes a portion of Rocky Mountain National Park. Ten incorporated cities and towns are located in Boulder County, including Boulder, Longmont, Lafayette, Louisville, Lyons, Erie, Nederland, Jamestown, Superior, Ward, along with many unincorporated communities.

### Geographic Profile

Incorporated area	742 sq. miles
Highest elevations (Longs Peak)	14,256 feet
Lowest elevation	4,986 feet

### Governmental Profile

Original adopted budget (2015)	\$438,840,064
Original adopted budget (2016)	\$426,638,902
Mill levy (2015)	22.624
County sales tax rate (2015)	0.985%
Total assessed property value (2015)	\$6,858,961,000

### Top 5 Private Sector Employers in 2015 (see 2015 CAFR for more information)

Company	Type of Business	# of Employees
IBM Corp.	Computer systems & services	2,800
Boulder Community Health	Healthcare	2,220
Medtronic PLC	Medical Devices and Products	2,150
Good Samaritan Medical Center	Healthcare	1,410
Seagate Technology	Computer storage products and services	1,380

### 2016 Board of County Commissioners



**Deb Gardner**  
Commissioner

**Elise Jones**  
Chair

**Cindy Domenico**  
Vice Chair

The **Board of County Commissioners** is composed of three individuals elected to serve four-year terms as leaders of Boulder County government. Commissioners can be reelected and serve a maximum of two terms in office. While each commissioner must reside within a specific district, all three commissioners are elected at large and represent the county as a whole.

The Commissioners appoint the leaders of various boards and commissions as well as Department Heads of the county’s eight departments. They also approve the annual budget for the county, including the budget for the offices of the seven other Elected Officials.

The county’s organizational chart is located on page 2.

## Activities & Culture

Boulder County is surrounded by picturesque mountains and landscapes ranging from agricultural plains and grasslands at an elevation of approximately 5,000 feet, to the Continental Divide and Longs Peak, topping out at 14,256 feet. Many miles of trails allow the public to enjoy the natural beauty by foot, on a bike, or on a horse.

Boulder County also boasts an active and unique cultural scene, hosting a wide variety of festivals, concerts, and events throughout the year ranging from the renowned International Film Festival in Boulder to Frozen Dead Guy Days in Nederland, bustling farmer's markets, award-winning restaurants, and dozens of craft breweries and distilleries - all creating a vibrant and exciting community.

### Demographic/Economic Profile

Population (2015 estimate)	319,372
Median age (2014)	37
Median household income (2010-2014)	\$ 69,407
High school graduates (2010-2014)	94.0%
College graduates (2010-2014)	58.2%
Unemployment rate (2014)	2.6%
Poverty rate (2010-2014)	13.3%
Median single family home price (2014)	\$ 358,000

Sources: CODOLA, U.S. Census Bureau, U.S. Bureau of Labor Statistics

Many towns and cities within Boulder County have received notable recognition in 2015, including:

- **Boulder** - Top College Destinations Small Metros, #1 Rank (AIER.org)
- **Louisville** - Best Places to Live #4 Rank (Money Magazine)
- **Superior** - Best Places to Live in Colorado #1 Rank (Westword)
- **Longmont** - Best Colorado Cities for Families #3 Rank (Apartmentlist.com)
- **Boulder** - Best City for Millennial Entrepreneurs #3 Rank (Denver Business Journal)



## 2013 Flood

In September 2013 heavy rains caused severe flooding throughout the county, impacting nearly every community. Nearly three years later, as of June 2016, Boulder County has spent more than \$107.8 million on response and recovery efforts. Work is scheduled to continue through 2018 with costs expected to exceed \$275 million.

### Total Spending through June 30, 2016 (in thousands)

Spending category	Amount
Roads & bridges	\$ 57,061
Housing (including property acquisition)	14,203
Waterways	9,621
Debris management (including high hazard projects)	8,583
Public safety	4,305
Parks & trails	2,992
Buildings & Equipment	1,986
Unmet needs	1,081
Rebuilding & permits	530
Other	7,471
<b>Total spent through 6/30/2016</b>	<b>\$ 107,833</b>



Find more information online at [www.BoulderCounty.org](http://www.BoulderCounty.org)

## Moving Forward—Flood Recovery in 2015 & 2016

### Road and bridge repairs planned for 2016:

Damage to the county's road and bridge infrastructure because of the 2013 Flood was significant and repairs will continue into 2018 and beyond. Major roads that will be worked on in 2016 include (but are not limited to):

- \* James Canyon Drive
- \* Logan Mill Road
- \* Fourmile Canyon
- \* Apple Valley Road
- \* Dillon Road



### Watershed updates:

For 2015 and 2016, the Creek Recovery and Restoration Program is focused on developing plans for permanent repairs to a number of watersheds throughout the county. Strong partnerships with residents and stakeholders continue to positively influence the process. Construction on roads and creeks will continue through 2018 and beyond.

### National Association of Counties (NACo) Awards



In 2015, Boulder County earned 16 Achievement Awards from the National Association of Counties, including three Best of Category designations for Wildfire Partners, Workforce Boulder County Disaster National Emergency Grant Program, and Community Flood Recovery Programs!

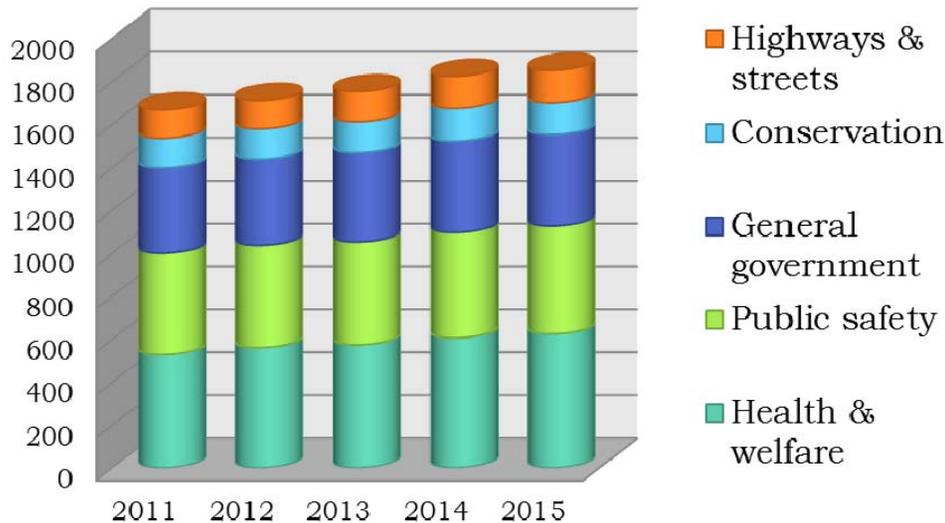
## County Staff & Volunteers

Boulder County strives to build a highly skilled team of staff and volunteers committed to making a difference in our community. Working together, our quality staff and volunteers are able to support our county vision of providing the best in public service.

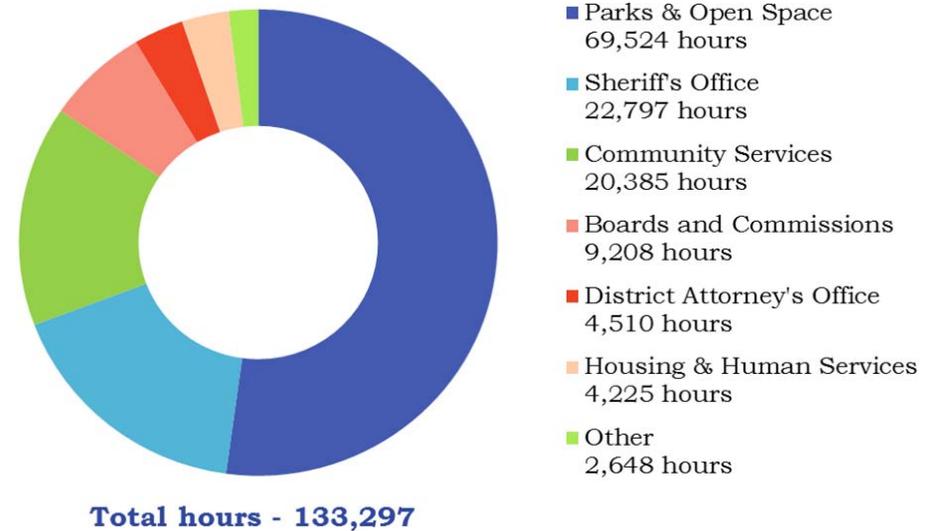
At the end of 2015, the county's **workforce** included roughly 1,850 full-time equivalent positions, which is a 1.5 percent increase over the prior year. Many temporary positions created in 2014 in response to the 2013 Flood are funded through 2017.

The services provided by the county would not be possible without our valued **volunteers**. The county was fortunate to have more than 7,600 volunteers contribute to programs across the county in 2015 doing a variety of work including helping in classrooms, building trails, mentoring at-risk teens or low-income families, working with crime victims, and conducting natural history programs on county open space.

**Full Time Equivalent Employees by Function  
Last 5 Years**



**Total Volunteer Hours Contributed to the county  
2015 • by Department**



**SERVICE STATISTICS****Community, Housing & Human Services**

People served through:

	2014	2015
Aging Services (number of contacts made)*	166,505	166,780
Community Action Programs	108	115
Community Justice Services	3,724	3,672
Head Start	183	169
Housing programs	4,043	4,086
Human services benefit programs	90,028	91,067

**Land Use (Planning/Zoning/Building)**

Permits issued	2,867	2,656
Building inspections	7,573	8,970
Zoning & subdivision dockets processed:		
Special uses	9	8
Subdivision exemptions	18	10
Site plan application reviews	113	208

**Parks & Open Space**

Acreage owned	62,029	62,258
Acreage protected through easements	40,637	40,860
Miles of trails maintained (various uses)	115	118
People served through programs	30,124	32,578

**Sheriff's Office**

	2014	2015
Traffic related citations	3,644	5,438
Crime reports (non-traffic)	6,673	6,788
Arrests made:		
Adult	2,997	3,019
Juvenile	144	206
Number booked in jail	8,746	8,566
Detective cases assigned	831	1,114

**Transportation**

Miles of county maintained road	647	637
Miles of county-maintained road - paved	394	386
County-maintained bridges >20 feet in length	79	77
Lane miles of county-owned bikeways	90	90

**Sources**

2015 & 2014 Boulder County CAFR's as well as from various county departments and offices.



## Financial Position

The **Statement of Net Position**, similar to a balance sheet, presents financial information for the county as a whole and is a useful indicator of the county's financial position.

The largest portion of the county's net position (98 percent) is the county's net investment in capital assets. This includes land, buildings, infrastructure, equipment, and software, less any debt used to purchase those assets that is still outstanding. These physical assets are used to provide services to the public and, consequently, these assets are not in a spendable form.

Restricted net position (10 percent) represents resources that are subject to external restrictions on how they may be used. External restrictions include statutory requirements, contracts, grants, or other legally binding agreements that state how and when the county can use those resources. They cannot be repurposed for uses not included in their respective agreements.

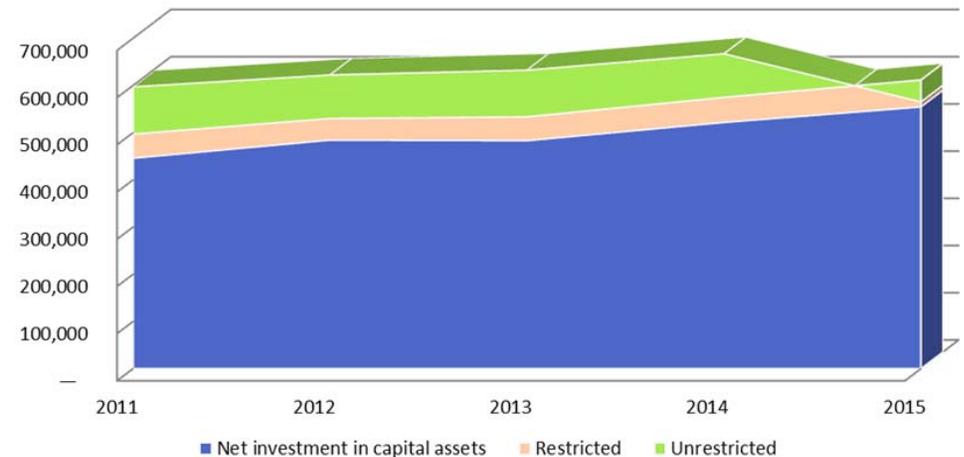
### CONDENSED STATEMENT OF NET POSITION

(in thousands of dollars)

	2014	2015
<b>ASSETS</b>		
Current and other assets	\$ 344,646	\$ 392,802
Capital assets	767,707	792,234
Total assets	1,112,353	1,185,036
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Loss on refundings	4,737	5,655
Total deferred outflows of resources	4,737	5,655
<b>LIABILITIES</b>		
Current liabilities	60,964	57,844
Non-current liabilities	244,876	435,625
Total liabilities	305,840	493,469
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Unavailable revenue	144,430	155,207
Total deferred inflows of resources	144,430	155,207
<b>NET POSITION</b>		
Net investment in capital assets	521,656	554,466
Restricted	53,001	56,917
Unrestricted	92,163	(46,355)
Net Position	\$ 666,820	\$ 565,028

The county's unrestricted net position is negative 8 percent in 2015. This balance has historically been positive but became negative this year when the county implemented new accounting rules around pension liabilities. This change, which affected nearly all governments with pension plans, requires that governments report a net pension liability for the unfunded amount of their pension plan. That liability is large and directly reduces unrestricted net position, causing it to be negative.

**Net Position by Component**  
Last 5 Years \* In Thousands



## Statement of Activities

Similar to an income statement, this statement shows the county's revenues (income) and expenses in various areas of service. The bottom line is the change in net position, or net income or loss for the year.

**Revenues** come from a variety of sources including program revenues (fees collected directly from residents that use specific services and grant funding from various sources) and general revenues (derived primarily from property, sales and use taxes).

Program revenues decreased by \$9 million compared to 2014. The 2014 revenues were higher than normal as the county completed, and was partially reimbursed for, one-time programs focusing on high hazard debris removal and creek stabilization immediately following the 2013 Flood.

### CONDENSED STATEMENT OF ACTIVITIES

(in thousands of dollars)

	<u>2014</u>	<u>2015</u>
<b>REVENUES</b>		
Program revenues	\$ 135,096	\$ 126,713
General revenues	191,078	201,600
Total revenues	<u>326,174</u>	<u>328,313</u>
<b>EXPENSES</b>		
Governmental activities	267,830	258,185
Business-type activities	23,764	25,131
Total expenses	<u>291,594</u>	<u>283,316</u>
<b>CHANGE IN NET POSITION</b>	34,580	44,997
Net position, beginning of year*	632,240	520,031
Net position, end of year	<u>\$ 666,820</u>	<u>\$ 565,028</u>

\*2014 net position has been restated due to prior period adjustments.  
Please refer to the 2015 CAFR for more information.

General revenues increased by \$10 million with the collection of a new temporary sales tax approved by voters in November 2014. This new sales tax will last five years, beginning in 2015, and the use of the revenues is restricted to funding disaster recovery efforts throughout the county.

**Expenses** include all of the costs the county pays to provide day to day services to residents, ranging from staff salaries to the construction of large projects like roads and buildings.

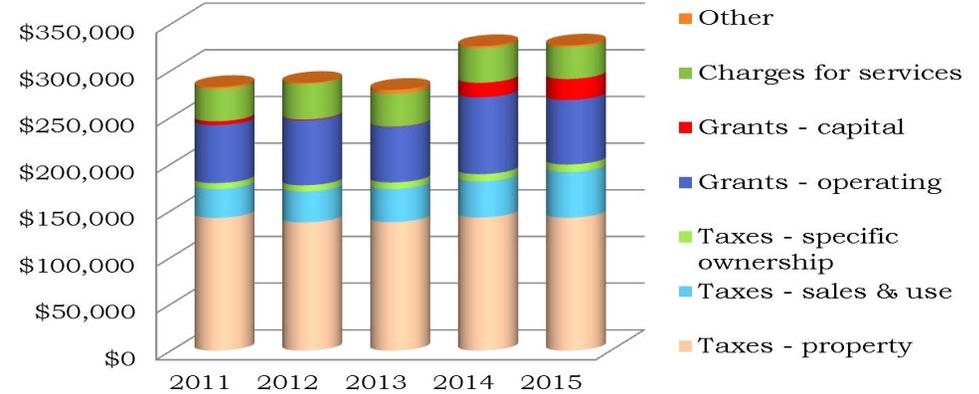


## Revenues

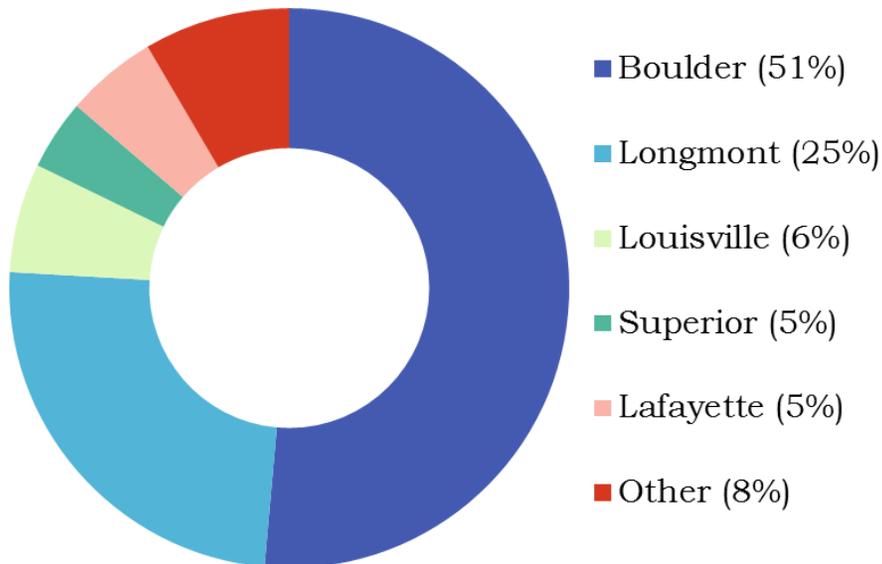
Boulder County's revenues come from a variety of sources, including taxes, grants, and fees. Various taxes make up approximately 58 percent of revenues in 2015. Grants from federal, state, and other agencies represent 30 percent of revenues. Charges for services make up 11 percent of revenues, and other miscellaneous sources make up the remaining one percent.

Over the past five years, funding sources have remained fairly consistent with the most significant change being an increase to grant funded revenues starting in 2014. In that year, the county began receiving grant funding to support the response and recovery efforts related to the 2013 Flood.

**Revenue by Source**  
Last 5 Years \* In Thousands



**Sales Tax by Municipality**  
As a % of Sales Tax Collected



**Sales and use taxes** are another significant source of revenue for the county, totaling \$49 million or approximately 16 percent of total county revenues in 2015. The sales tax rate in 2015 was .985 percent, an increase of .185 percent from the previous year. The total county sales tax rate is made up of the following rates (expiration dates are included for those rates that expire):

Non-profit Human Services (exp.	0.05%
Jail Improvement & Ops (perpetuity)	0.05%
County Road & Transit (exp. 2024)	0.10%
Disaster Recovery (exp. 2019)	0.185%
Open Space (exp. 2019)	0.25%
Open Space (exp. 2029)	0.10%
Open Space (exp. 2024, .05%	0.10%
Open Space (exp. 2030)	0.15%
<b>TOTAL</b>	<b>0.985%</b>

Sales and use taxes in 2015 were up \$10 million or 27 percent from the previous year. This increase was due to the .185 percent Disaster Recovery tax which was approved by voters in November 2014 and went into effect January 2015.

For information regarding sales taxes, see our website at: [www.BoulderCounty.org](http://www.BoulderCounty.org)

**Property taxes** are the largest source of revenue for the county and account for \$143 million-or 44 percent of total revenues in 2015. The direct tax rate for the 2014-2015 assessed/collected years was 24.794 mills, which is broken out as follows:

General	19.612
Road & bridge	0.186
Public welfare	1.097
Developmental disabled	1.000
Health & human services	0.693
Capital expenditures	1.306
Temporary safety net	<u>0.900</u>
<b>TOTAL</b>	<b>24.794</b>

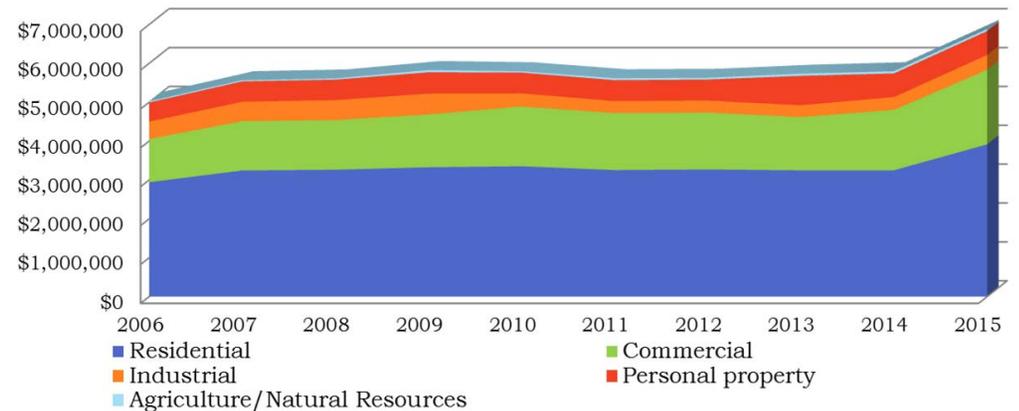
The direct tax rate is calculated per \$1,000 assessed property valuation, meaning that a rate of 24.794 mills results in \$24.794 per \$1,000 of assessed valuation. Property values are assessed every other year by the Boulder County Assessor’s Office in odd years. Property tax payments are collected by the Treasurer’s Office.

Boulder County’s total taxable assessed property valuation in 2015 was \$6.9 billion, a significant increase from the previous year. The increase is due primarily to property value increases, with new construction contributing a small amount as well.

Colorado law limits increases to most property tax collections for statutory counties to 5.5 percent per year, plus new construction. While assessed property values have increased by nearly 18 percent in the most recent assessment year, the amount of property tax revenue the county can collect will be limited based on Colorado State Statute. Additional information on Boulder County property taxes is provided on pp. 17 and 18.



**Total Taxable Assessed Property Values**  
Last 10 Years \* In Thousands



## Boulder County Functions

**General Government** – supports county offices and departments in serving the public, including public information, establishing county policy, assessing and collecting taxes, and management of the county budget.

**Conservation** – conserves natural, cultural, and agricultural resources. Provides public uses that reflect sound resource management and community values.

**Public Safety** – protects the public and keeps people safe with character, competence, and open communication.

**Health & Welfare** – works to protect, promote, and enhance the health and well-being of all people and the environment, supports and protects our diverse community, economic independence, and self-sufficiency.

**Economic Opportunity** – provides comprehensive and effective employment, training, and supportive services for all job seekers and employers.

**Highways & Streets** – provides and maintains a reliable network of roadways, bikeways, trails, and transit services while ensuring the health, safety, and welfare of the public.

**Urban Redevelopment/Housing** – supports communities that strengthen individuals and families through dignity and hope. Promotes innovative development that balances conservation, development, and sustainability.

**Capital Outlay** – supports all county capital costs accounted for in the Capital Projects Fund.

Governments track **expenses** by the type of activity the money is being used for. These activities are also called functions which are explained on this page.

In 2015, the majority of the county's spending was on health and welfare, general government, and public safety. Total spending decreased by \$10 million. Significant decreases were to conservation and highways and streets, which decreased by \$11 million and \$6 million, respectively. These were offset by a \$5 million increase in urban redevelopment spending, along with other smaller increases.

The decreases in conservation and highways and streets spending were directly related to higher than normal spending in 2014 in response to the 2013 Flood. The 2014 spending was focused on removing high hazard debris and stabilizing creeks, which were one-time activities.

### EXPENSES BY FUNCTION

in thousands of dollars

	<u>2014</u>	<u>2015</u>
<b>GOVERNMENTAL ACTIVITIES</b>		
Health & welfare	\$ 65,071	\$ 65,341
General government	62,425	62,017
Public safety	51,354	54,226
Highways & streets	37,934	31,669
Conservation	33,896	22,615
Interest on long term debt	8,707	8,824
Economic opportunity	7,696	8,176
Urban redevelopment	747	5,318
Governmental activity total	<u>267,830</u>	<u>258,186</u>
<b>BUSINESS-TYPE ACTIVITIES</b>		
Recycling Center	5,696	5,506
Eldorado Springs LID	193	204
Housing Authority	17,875	19,421
Business-type activity total	<u>23,764</u>	<u>25,131</u>
<b>TOTAL EXPENSES</b>	<u>\$ 291,594</u>	<u>\$ 283,317</u>

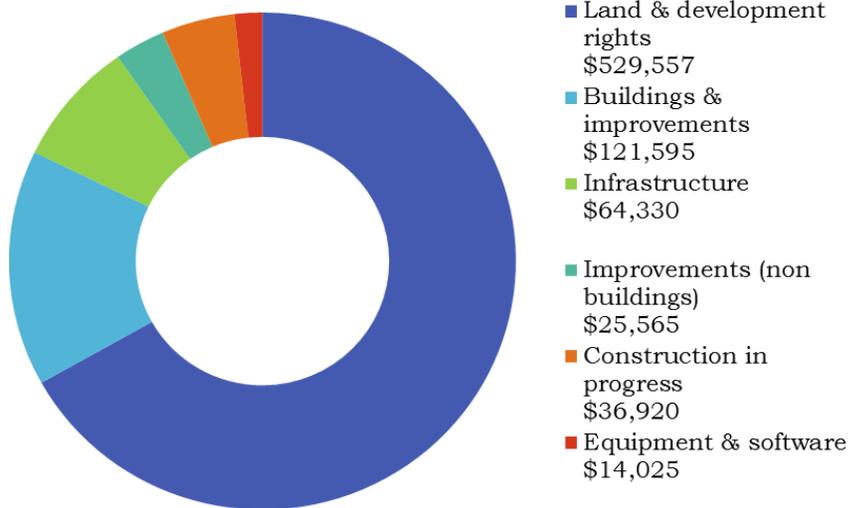
The increase to spending on urban redevelopment was also in response to the 2013 Flood as the county received grant funding to help flood victims to rehabilitate their flood damaged properties, helping them to return to their homes after the event.

## Balance Sheet

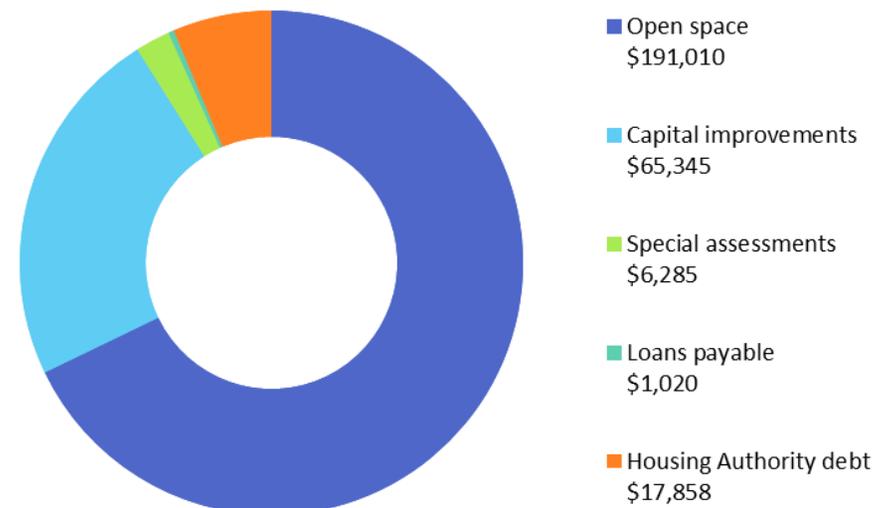
The county's **assets** totaled \$1.2 billion at the end of 2015, with **capital assets** making up 67 percent of county-owned assets and totaling \$792 million. Capital assets are assets owned by the county that are expected to be used for long periods of time such as land, buildings and roads.

The county has a significant investment in land and development rights, which is mostly open space land and conservation easements purchased with voter-approved tax funding. Capital assets increased by \$24 million from 2014 to 2015 due to the completion of two county facilities, the St. Vrain Community Hub in Longmont (see page 15) and a new Coroner's facility in Boulder. Additionally, several new parcels of land were protected through acquisition or conservation easements.

**Capital Assets by Category**  
Depreciated Value at Year-End \* In Thousands



**Debt Outstanding by Purpose**  
Principal Balance at Year-End Net of Premiums and Discounts \* In Thousands



**Long-term debt** is a common way for governments to raise funding for large, long-term capital projects. At the end of 2015, Boulder County owed a total of \$281 million in long-term debt to creditors, including premiums and discounts, which makes up 57 percent of total liabilities outstanding at the end of the year.

The majority of the debt outstanding at year end (67 percent) has been used to protect land through acquisitions and conservation easements and is being repaid through voter-approved tax funding.

## New in 2016

### Kestrel Affordable Housing Development

In 2016, the Boulder County Housing Authority (BCHA) will begin construction on this permanently-affordable housing development, and expects to be able to move residents into the units beginning in 2017. Boulder County is responding to the region's growing affordable housing crisis which was exacerbated by the 2013 Flood. Over the past few years, BCHA has held around 50 public meetings, including council and planning board meetings, where city officials and community members have provided feedback on the development.

Countywide, more than 40,000 people now spend more than half their income on rent each month. Kestrel will include 71 units for people 55 and older and another 129 units for families, and will serve households with incomes up to 60 percent of the area median income.

“Stable, quality affordable housing is critical to the overall strength and resilience of our community, yet it’s unattainable for far too many people in Louisville and across our county,” said Boulder County Commissioner Deb Gardner. “Increasingly, we’re working cooperatively with other governments and neighborhoods to develop more solutions. Kestrel is an important investment in our community’s future during a time in which these kinds of opportunities are becoming a challenge in Boulder County.”



### Ride Free Longmont & Mobility for All



Ride Free Longmont is an innovative program which made all four local buses in Longmont free to ride. Over the course of the year, we saw ridership in Longmont double. Other Transportation improvements were made for low-income families in Boulder County through the Mobility for All program which includes providing bus passes for 85 affordable housing units, implementing eGo Car Share service at Casa de la Esperanza in Longmont, implementing a Mobility Needs Assessment to help guide transportation investments with regard to low-income populations, and conducted workshops for affordable housing residents to earn a bike for commuting to work.



Category	Winning Projects
Innovation	Solar Benefits Colorado
Stewardship & Sustainability	Tolland Ranch Project
Public Involvement	Trip Tracker
Collaboration & Teamwork	St. Vrain Community Hub
Public Service	Community Rating System
Commissioners' Choice	* Objective Accountability Program * Improved GIS Response

To encourage innovation and promote the county's guiding values, the Board of County Commissioners recognizes the efforts of county programs. This year the Commissioners selected seven winners in six categories listed above. Four winners are featured below and on the following page.

### **Solar Benefits Colorado**

Solar Benefits Colorado is a pooled purchase program to make purchasing or leasing rooftop solar and electric vehicles (EVs) simple and affordable for residents in our communities. Through public-private partnerships, Solar Benefits Colorado is the first of its kind solar and electric vehicle group procurement (bulk-buy) program in the U.S. By 'pooling' the buying power of residents, the program secured lower upfront pricing and highly attractive financing options to help residents learn if solar and/or an electric vehicle were a good fit for their home. Boulder County succeeded in accelerating the adoption of solar and electric vehicles through collaboration with non-profit Vote Solar and multiple municipalities and organizations across the Colorado Front Range. Because of our program leadership, in Boulder County, 173 Nissan LEAFs were purchased and 493kW of solar installed on 87 homes in just four months! This collaborative and cost-effective purchasing model is being replicated in other counties and states. This model embraces the power of our communities to become healthy, sustainable, and resilient.



## St. Vrain Community Hub

Construction of the St. Vrain Community Hub was completed in 2015 and the facility opened to the public on Aug. 25, 2015 with a total project cost of \$25.7 million. The project included 75,000 square feet of new construction which meets Leadership in Energy and Environmental Design (LEED) Platinum standards, as well as improvements to a 29,783 square foot existing three-story building. The Boulder County Housing and Human Services and Community Services Departments, Boulder County Public Health, and Workforce Boulder County, along with Mental Health Partners, now provide an integrated host of services at this single location. Feedback from staff and clients has been overwhelmingly positive and focuses on just how inspiring it is to work and receive services at the St. Vrain Community Hub.



## Trip Tracker

The Trip Tracker program, which encourages students at BVSD and SVVSD to take alternative modes of transportation to school, saw huge gains in participation so far in the 2015-16 school year. Just halfway through the school year, more than 850 students have signed up for the program which compares to a total of 450 students who used the program in the 2014-15 school year. Transportation was awarded a Safe Routes to School Grant for 2016 and will be working to develop a new online application format.

## Tolland Ranch Acquisition

With the Tolland Ranch Conservation Easement and Trail Easement acquisition in January 2015, Boulder County surpassed 100,000 acres of open space! The 3,334-acre Tolland Ranch project was completed after a more than 10 year effort by the County, the Toll family, and partner agencies that included the Colorado State Forest Service, Boulder County and Great Outdoors Colorado. The upper reaches of the Middle and South Boulder Creek run through Tolland Ranch, which supports its own elk herd. Approximately 100 elk from the Winiger Ridge herd spend summers on higher ground before moving down into Boulder County for the winter. The trail easement will allow the county to create a trail connecting West Magnolia on the east to Jenny Creek on the west, giving hikers, mountain bikers, Nordic skiers, and equestrians from Boulder County and beyond enhanced access to the area for recreation. The conservation easement allows these recreational uses, while still protecting the Tolland Ranch's natural and cultural resources.



## The Boulder County Assessor's Office and Property Taxes

The Boulder County Assessor's role is to discover, list, classify, and determine the value of all property in the county. Boulder County's property tax system is designed to distribute taxes according to the value of property. The Assessor must value property as accurately and fairly as the law allows. This equalization of property values ensures that everyone pays their fair share of taxes and no more. The values determined by the Assessor are assessments, they are not taxes.

The Assessor does not set taxes. The Boulder County Assessor staff estimates the values of homes, stores, industrial plants, farms, mines, oil and gas equipment, and any other taxable property in the county. If there are any questions about assessment matters, property owners or their agents may request a review annually during the month of May. If a review is requested outside of the month of May, property owners or their agents may file an abatement request for the prior two years.

### Example Of Year to Year Change In Property Taxes for A \$300,000 House

Boulder	Lafayette
2016 - \$1,957	2016 - \$2,054
2015 - \$2,053	2015 - \$2,156
Longmont	Louisville
2016 - \$2,175	2016 - \$1,991
2015 - \$2,222	2015 - \$2,086

# Calculating Your Property Taxes

FOR BOULDER COUNTY RESIDENTIAL PROPERTY OWNERS

Each year county commissioners, city councils, school boards, and special districts hold budget hearings to determine how many dollars will be needed for the following year's operations. The required revenues are then divided by the total assessed value to determine the tax rate (mill levy) per entity.

Taxes are calculated using this formula:

$$\text{Actual Value} \times \text{Assessment Rate} = \text{Assessed Value} \times \text{Tax Rate} = \text{Taxes Due}$$



**Actual Value:** Every odd numbered year, the County Assessor identifies and values all property within Boulder County. The goal is to equalize property values for fair and equitable tax distribution between property owners.

Example Calculation:

\$350,000

X

Actual Value is multiplied by the Assessment Rate

X



**Assessment Rate:** For the current appraisal period, the residential assessment rate is 7.96% and subject to change by the Colorado Legislature each odd-numbered year. The change in percentage is intended to balance the tax burden between residential and all other properties.

7.96%  
(x .0796)

=

**Assessment Value:** Assessed property values are calculated by multiplying the actual value by 7.96% for residential property.

\$27,860



X

Assessment Value is multiplied by the Tax Rate

X



**Tax Rate (or Mill Levy):** The property tax rate, also called a multiplier or mill rate, is a percentage (expressed in decimal form) by which the assessed value of your property is multiplied to determine your tax bill.

7.4% (TAX RATE)  
or  
74 Mills (MILL LEVY)

=

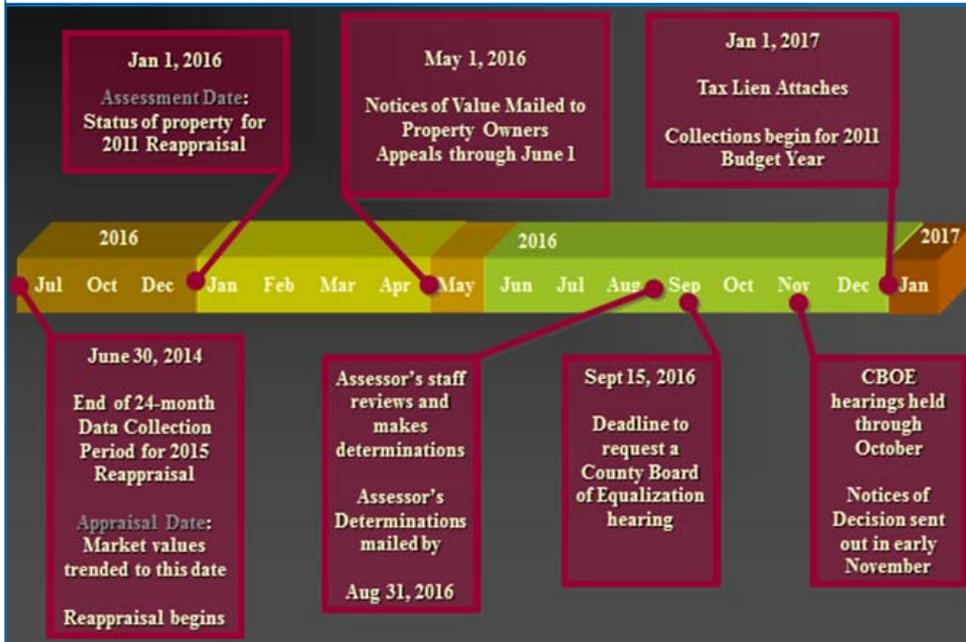
Taxes Due

=

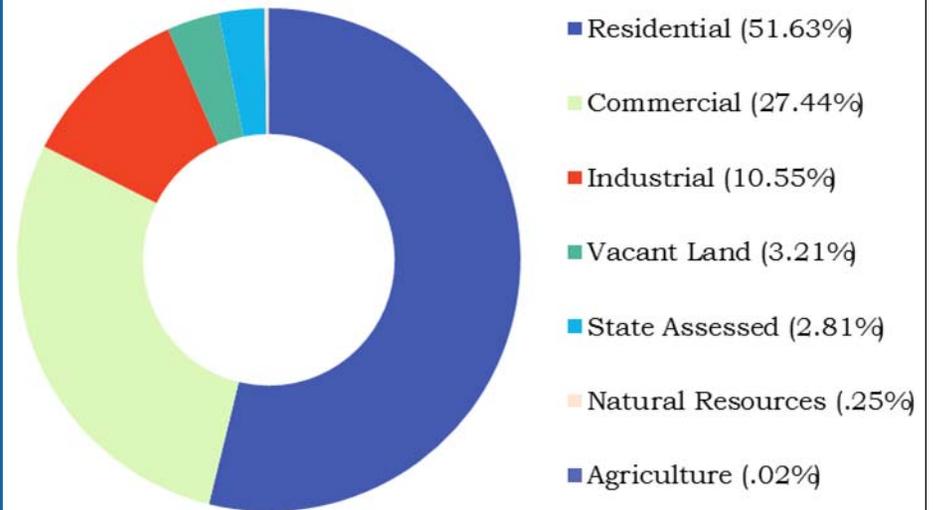


\$2,062

## The Assessment Calendar



## Property Types and Values



## Boulder County's Senior Exemption Program

Colorado's Senior Exemption Program is designed to provide property tax relief for seniors who have owned and lived in their homes for ten years. Funding for this program is approved annually by the Colorado State Legislature. If funded, qualifying seniors will receive property tax relief from this program in that tax year. We encourage eligible seniors to apply for the program.

Three things to keep in mind:

- \* You or your spouse must be 65 by January 1 of the year you apply for the exemption.
- \* You must have owned and lived in your home for ten (10) years by January 1 of that year.
- \* You must apply by July 15th.

Applications are available in the Assessor's Office, as well as local Senior Centers and other locations. If you believe you are eligible, please send us a request in writing, or call 303-441-3530 and we will send you an application form. A copy of the application for you to download and send to us is available on our website at: [www.bouldercounty.org](http://www.bouldercounty.org)

# Contact Information

For a complete listing and addresses, visit the Boulder County website at: [www.BoulderCounty.org](http://www.BoulderCounty.org)

<b>ADMINISTRATIVE SERVICES</b>	303-441-3525	<b>LAND USE</b>	303-441-3930
<b>ASSESSOR'S OFFICE</b>	303-441-3530	Building code questions	720-564-2640
<b>BUDGET OFFICE</b>	303-441-4506	Building Safety & Inspection Services	303-441-3925
		Planning Division	720-564-2627
<b>CLERK &amp; RECORDER'S OFFICE</b>	303-413-7700	Zoning Division	720-564-2639
Elections	303-413-7740		
Motor Vehicles	303-413-7710	<b>PARKS &amp; OPEN SPACE</b>	303-678-6200
Recording	303-441-7770	Park Ranger Dispatch	303-441-4444
		Agricultural Resources	303-678-6234
<b>CORONER'S OFFICE</b>	303-441-3535	CSU Extension	303-678-6380
<b>COUNTY ATTORNEY</b>		Real Estate	303-678-6263
(including open records requests)	303-441-3190	Recreation & Facilities	303-678-6189
		Resource Management	303-678-6206
<b>COMMISSIONERS' OFFICE</b>	303-441-3500	Resource Planning	303-678-6270
Public Information Officer	303-441-1622	Youth Corps	303-678-6104
Public Affairs	303-441-4567		
Records of Public Hearings	303-441-4564	<b>PUBLIC HEALTH</b>	303-441-1100
Senior Tax Worker Program	303-441-4923	Addiction Recovery	303-441-1275
Sustainability	303-441-4565	Disease Control	303-413-7500
		Community Health	303-413-7500
<b>COMMUNITY SERVICES</b>	303-441-3560	Environmental Health	303-441-1564
Area Agency on Aging	303-441-3570	Family Health	303-413-7500
Community Action Program	303-441-3975		
Community Justice Services	303-441-3690	<b>SHERIFF'S OFFICE</b>	
Child Protection Reviews	303-441-4964	<b>In case of emergency, call 911</b>	
Head Start Program	303-441-3980	Dispatch (non-emergency)	303-441-4444
Healthy Youth Alliance	303-441-3839	Office of Emergency Management	303-441-3390
Veterans Services	303-441-3890	Records Requests	303-441-4600
Volunteer Initiatives	303-441-4889	Jail Administration	303-441-4650
Workforce	303-301-2900		
		<b>SURVEYOR'S OFFICE</b>	303-441-1615
<b>DISTRICT ATTORNEY'S OFFICE</b>	303-441-3700		
		<b>TRANSPORTATION</b>	
<b>HOUSING &amp; HUMAN SERVICES</b>	303-441-1000	Engineering & Planning	303-441-3900
Finance & Operations	303-441-1090	Road Maintenance	303-441-3962
Family & Children's Services	303-441-1000		
Housing Authority	303-441-3929	<b>TREASURER'S OFFICE</b>	
Self Sufficiency, Community		Property Tax Payments	303-441-3520
Support, and Resident Services	303-441-1000		

