

**BOARD OF COUNTY  
COMMISSIONERS  
GILPIN COUNTY  
P.O. BOX 366  
CENTRAL CITY, CO 80427**



**PRESORT STANDARD  
U.S. POSTAGE PAID  
CENTRAL CITY  
CO  
PERMIT NO. 3**

## **GILPIN COUNTY NEWSLETTER**

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**1st Quarter  
2006**

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## Property Tax Notice 2006 For 2005 Taxes

It's that time of year again. The last week of January, the Treasurer's Office will be sending tax notices to the assessed owners of all properties. If you are escrowing with a mortgage company, that company usually contacts our office for your tax information. Most mortgage companies pay by halves. To check whether or not your mortgage company is paying your escrowed money call the Treasurer's Office at 303-582-5222 anytime after March 15, 2006.

If you are responsible for your taxes, payment dates are as follows:

- a. Full payment: April 30, 2006, if mailed, must be postmarked by April 29, 2006
- b. Half payments: first half, February 28, 2006; second half, June 15, 2006

*As always, it is the postmark date that counts when mailing payments, not the date on your check.*

People who have applied for BLE's or BLA's must keep all taxes current until the BLE or BLA is completed and the Assessor's Office has the affected schedule numbers down to one number. Remember, the Assessor works in the current year while tax notices you receive from the Treasurer's Office are from the previous year (2005).

If you no longer own the property and are not responsible for the taxes on a tax notice, please notify the Treasurer and send the notice back to us.

Check the legal description on your tax notice. If it is not correct, please notify the Assessor's Office at 303-582-5451. Also, if your lots have been split, you will receive more than one tax notice. All notices received must be paid. If you have not received a tax notice, please notify us. You may have changed addresses and that information did not reach us. We try to find correct addresses for all notices that are returned to us, but if we can't, the returned tax notices remain here at the office.

Finally, if you have any questions at all, please call 303-582-5222, email or come in to the Treasurer's Office. We will do our best to help you.

Alynn K. Huffman, Gilpin County Treasurer; Email: [gctreasurer@co.gilpin.co.us](mailto:gctreasurer@co.gilpin.co.us)

### 2005 Mill Levies

Tax Area	County	RE-1	RE-2	C.C.	B.H.	Sani- tation	CO Sierra	Hi Country	Coal Creek	Miner's Mesa	BH BID	Silver Dollar	CC BID	Total
10	9.125	13.828												22.953
25	9.125		37.685											46.810
28	9.125		37.685						8.000					54.810
42	9.125	13.828		9.631		0.168								32.752
43	9.125	13.828		9.631										32.584
44	9.125	13.828		9.631		0.168							80.000	112.752
50	9.125	13.828			0.048	0.168						8.039		31.208
51	9.125	13.828						8.439						31.392
52	9.125	13.828			0.048	0.168								23.169
53	9.125	13.828			0.048	0.168					4.473			27.642
54	9.125	13.828			0.048					4.000				27.001
55	9.125	13.828			0.048	0.168				4.000	4.473			31.642
56	9.125	13.828			0.048									23.001
57	9.125	13.828			0.048	0.168					4.473	8.039		35.681
58	9.125		37.685					8.439						55.249
61	9.125	13.828					8.472							31.425
65	9.125		37.685				8.472							55.282

**Vacant land**

29% x Actual Value = Assessed Value

**Residential land**

7.96% x Actual Value = Assessed Value

**Assessed Value x mill levy = yearly tax amount**

*(you must move the decimal on the mill levy to the left 3 places)*

**Example:**

\$15,250 x .022953%=350.03325 (yearly taxes are \$350.03)

## NEW THIS YEAR - Pay Property Taxes Online!

The capability to pay taxes online is a natural outgrowth of the electronic transfer trend. Just about anybody can pay anybody online for anything. Bills can be paid with the click of a mouse; paychecks can be deposited with the push of an "enter" key; bank accounts can be monitored on a daily basis; stocks and mutual funds are bought and sold in thin air.



Now Gilpin County property owners who wish to pay their taxes online can do so with an e-check or major credit card. Taxes include those on real property, personal property, mobile homes and state-assessed property. Property owners who have their annual taxes escrowed by their mortgage companies will not be affected by or included in the new program.

Residents can visit [www.co.gilpin.co.us](http://www.co.gilpin.co.us) to begin the online process. There will be a link to the credit card payment site, which will go live February 1, 2006. Once tax payments are authorized, they will be posted immediately into a property owner's account.

Implementation of the program will facilitate receipt of information by Gilpin County property owners and free up time for the Treasurer's office. Realtors will also be able to obtain information more readily for their clients.

Internet users using the online payment program will be charged a convenience fee. A flat fee of \$1.50 will be charged for individuals using e-checks. Property owners wishing to charge their taxes to a credit card will be subject to a 2.87% charge based upon the tax amount. This is a pass-through charge from the credit card companies; Gilpin County does not receive any of these fees. Since the program is an option, however, taxpayers can participate if they are comfortable with the associated fees. Online users can print out their tax bills and/or receipts, as well.

Payment for delinquent taxes is currently not included in the online option. Individuals wishing to pay their delinquent taxes must contact the Treasurer's office. At the current time, the program also does not cover payment of delinquent taxes as a result of the tax lien sale.

Questions about the new online program may be directed to Alynn K. Huffman at 303-582-5222. Email may be sent to [gctreasurer@co.gilpin.co.us](mailto:gctreasurer@co.gilpin.co.us)

## Seniors! Work Off Your Property Taxes!

The increase in real estate values over the last several years has been great for most homeowners, but not for those living on a fixed income who have to pay correspondingly higher property taxes. And even though Gilpin County has the lowest combined property tax rates in the state of Colorado, those taxes can become a real burden.

To help deal with the problem, Gilpin County has started a property tax work-off program. Seniors (over 60) and disabled citizens who own and live in their own homes can apply for paid temporary part-time positions in the County, with the wages earned credited to their property tax accounts.

It's a real benefit for the County, as we get to take advantage of the skills and talents of our most experienced residents, and it will hopefully make it easier for some of those residents to live up here in Gilpin County.

There are lots of details, of course, but if you or someone you know might qualify for such a program, please call Cindy Haxel, the program's coordinator, at 303-582-5214. There are also brochures describing the program available at the old Courthouse, the Community Center, the Human Services department and other locations throughout the County.



## Aquatics



With the New Year come new changes and equipment at Gilpin County Aquatics. The lap pool has a brand new liner, making it look and feel newer than ever. Under the liner is an aquatic padding that makes the bottom of the pool feel soft and easy on the feet.

The new equipment has arrived! Eight new AQUAJOGGERS® are available which provide a low-impact, full body, fat burning, aerobic training workout. They are a must-try for the New Year. Other new equipment includes: new beach balls, a 130 in. crazy coil, a frog play raft, basketball hoop, swim fins, and a toypedo.

The first sessions of swim lessons are right around the corner. Monday/Wednesday classes begin on January 16<sup>th</sup> and the Tuesday/Thursday lessons begin on the 24<sup>th</sup>. We also provide one-on-one private swim lessons customized to fit your needs and schedule. For a look at all of the aquatics programming, come by and pick up an Aquatics Program Brochure detailing the services and programs offered.

If leisure swimming is more your speed, bring the whole family for a relaxing Saturday, Sunday or evening swim. Our features include two pools, a big slide, tumble buckets, shallow water, a diving board, pool toys, easy pool access and a friendly staff.

The benefits of indoor warm water are endless!!



## Gilpin County Community Center After-School Programming

*Now Open to Kindergarten Students!*

The Gilpin County Community Center is now on the bus route from the Gilpin County School making it possible for elementary students to come and have some great after-school fun. Parents in Gilpin County now have an alternative after-school program and a place where their children can have a lot of fun in a supervised and safe environment from the time the bus arrives until 6:00 p.m.



Students in Kindergarten through 3<sup>rd</sup> grade can join 4-H on Mondays, swim on Tuesdays and Thursdays and enjoy an afternoon of the arts on Wednesdays. The Rock'n Rec program is for 4<sup>th</sup> through 6<sup>th</sup> graders where they can play gym games on Mondays and Wednesdays and go swimming on Tuesdays and Thursdays. Cost is only \$6/day for Kindergarten thru 3<sup>rd</sup> grade and \$5/day for 4<sup>th</sup> thru 6<sup>th</sup> grades. Only students registered in a class or program may ride the bus to the Community Center. Pre-registration is required. Call 303-582-1453 for more information.

## Leagues And Youth Programs

Winter is here and Gilpin County Parks & Recreation is offering many activities for the youth. We have several teen activities planned for the winter and spring months. Trips are scheduled for the Teens to travel to Keystone Ski Resort, Denver Paintball Coliseum, and several Denver skate parks. There will also be many teen nights and parties during the next few months. For dates and times of upcoming activities please check out the new Gilpin County Parks & Recreation activity guide.

This season we will be launching a new youth basketball program. Kids will be playing basketball games on Saturdays starting mid-January thru early March. During these months, we will also be coordinating youth indoor soccer for children ages 5-10. Things to look forward to are drop-in basketball and adult softball. Drop-in basketball will be held on Monday nights starting at 6:00 p.m. For softball lovers we will be having a softball managers meeting on Wednesday, April 5<sup>th</sup> at 7:00 p.m. For more information or questions please call the Gilpin County Community Center at 303-582-1453.



### Valentine's Day – Partners Massage

Come to the Gilpin County Community Center and pick up the perfect Valentine's Day present for your Sweetheart. Gift Certificates will be available for a "Partners Massage" class on February 19<sup>th</sup>. Treat yourselves to something you'll enjoy together.



## News From The Extension Agent

The Gilpin County Office is located in the Exhibit Barn, 230 Norton Drive, next to the Community Center. Phone is 303-582-9106; our web site, which has new information, is [www.coopext.colostate.edu/gilpin](http://www.coopext.colostate.edu/gilpin).

**Happy New Year!** Did you make some resolutions for the new year? Find support with upcoming classes and new information.



- If your resolution was to eat more healthfully, or to lose weight, catch the new **healthy eating displays** at the Community Center and the new information on our website.
- Perhaps your resolution was to straighten yourself out financially -- then come to a class on January 20<sup>th</sup> from 1:00 p.m. to 4:00 p.m. in the Justice Center Meeting Room. The class, called **Catching up and planning ahead – are you ready for retirement?** will be taught by Laura Au Yeung, Summit County Extension Agent.
- If your resolution was to improve your health, learn how to be **heart-healthy** in the first Extension-Public Health collaboration to be held on February 7<sup>th</sup> beginning at 7:00 p.m. in the Justice Center Meeting Room.
- On March 16<sup>th</sup> at 7:00 p.m., at the Exhibit Building, learn about the new **USDA MyPyramid** food plan. Their new website ([www.mypyramid.gov](http://www.mypyramid.gov)) is great – it will give you a semi-personalized eating program, sample menus, and even gives you a place to track your food and physical activity.

### What is your child doing after school while you're still at work?

- What if they could be participating in a low-cost, fun and educational after-school program every Monday? (Other programs offered other days of the week).
- What if they could even be bussed there directly from school? They can!

Join the 4-H after-school program, and learn by doing and having fun! Sign up at the Community Center for only \$5.00 per child. Call 303-582-1453 for more information.

**Very low cost seedling trees and shrubs** again available for sale through the Extension Office. These are available in lots of 30 or 50 depending on the species and will cost \$26.28 to \$39.20 per lot. They are for reforestation, windbreaks, or wildlife mitigation only. You must have 2 acres to apply.



- Order and pay now; pick up May 2<sup>nd</sup> at the Extension Office
- Visit our website or pick up an application to see species availability.
- Call for an application or help in deciding which trees or shrubs are appropriate.

Learn about Colorado's many wonderful native plants with the **Native Plant Master Program**. It is an intense series of field classes in which you will learn how to identify plants, learn their scientific names, their ecological relationships and landscape uses. There will be three different courses offered that will consist of three classes each held on consecutive Saturday mornings in May, June, July, and September. Since the mission of the courses is to educate the public about the biological and human values of Colorado plants in order to foster stewardship and sustainable use of plant resources, we ask that you help share your knowledge by making public contacts with others. An application process is required; registration is limited.



**New newsletter for the new year** – send me your email to get on our mailing list to receive updates, information on upcoming classes, and to get our quarterly newsletter. If you don't have a computer, send me your mailing address at 230 Norton Dr, Golden, CO 80403.

## Gilpin County Library News

by Larry Grieco, Gilpin County Library Director

### Colorado Book Club forming

The Gilpin County Public Library is forming a book club whose members will read and discuss fictional books set in Colorado (past or present), and non-fiction that is about Colorado. One of the titles that has made it onto a tentative list is *Hell's Bottom*, by Laura Pritchett, a collection of short stories and vignettes featuring a family of ranchers in mountain-shadowed Colorado. Another is Marlys Millhiser's *The Mirror*, in which a young woman finds herself magically transported to a remote Colorado town (Nederland) almost a hundred years in the past. A non-fiction title on the list is *Fire On the Plateau*, by Charles F. Wilkinson, a professor of law at the University of Colorado, about the struggle for natural resources in southwestern Colorado. As the group forms, its members will be making the decisions as to which books are read.



If you are interested in participating in this group, please contact me at the library by phone at 303-582-0161 or by email at [lgrieco@co.gilpin.co.us](mailto:lgrieco@co.gilpin.co.us). As soon as we get some names together, we'll have an organizational meeting.

### Richard Brautigan Tribute and Poetry Reading

On January 30<sup>th</sup>, the anniversary of the late Richard Brautigan's birthday (1935-1984), the library will be celebrating the life and works of the quintessential hippie/icon/poet, ironically best known for his novels, *Trout Fishing in America* and *The Abortion: an Historical Novel 1966*. A few notable residents will be reading from Brautigan's works of poetry and prose, including excerpts from *Revenge of the Lawn* and *The Hawkline Monster: a Gothic Western*. We'll hear from the man himself, on a rare recording called *Listening to Richard Brautigan*, originally released in 1970. Then, following a break, the rest of the evening will be dedicated to open microphone and a chance for anyone and everyone to read their own poetry. Richard Brautigan committed suicide in 1984 at the age of forty-nine, yet the joy from reading (and re-reading) him has never diminished. Come join us for a night of poetry and prose, beginning at 7:00 p.m.

## Gilpin County Sponsors "A Primer in Conservation Easement Tax Credits"

If you live in a subdivision in Gilpin County and the lot next door is still vacant, chances are you may be concerned that the lot could be developed and occupied. You may have even asked the owner of that lot if he/she was willing to sell, only to find it cost-prohibitive. Not anymore.

Gilpin County is sponsoring a 2-hour information session touting the financial benefits of purchasing the lot next door and placing that lot in conservation easement. State tax credits could reimburse an eligible purchaser as much as 90% of the purchase price.

The process is straightforward. Upon purchase, the purchased lot is placed in conservation easement with Gilpin County in perpetuity. When placed in conservation easement, potential development rights become highly restricted. The value of the conservation easement is defined as the market price of the unrestricted lot minus the market price of the same lot after being restricted. That value must be determined by a qualified conservation easement appraiser. Upon determination, that value is eligible for reimbursement through tax credits up to 100% of the first \$100,000 and 40% of the remainder up to \$260,000.

For example, if the purchase price of a neighboring lot is \$50,000, and the value of the lot is determined to be \$5,000 after restricted by conservation easement, the purchaser could be eligible for a \$45,000 tax credit.

Tax credit reimbursement is accomplished by one of two means - either by crediting the purchaser against their

(Continued on page 7)



## Gilpin County Sponsors “A Primer in Conservation Easement Tax Credits” - Cont.

*(Continued from page 6)*

State tax liability over time, or by allowing the purchaser to sell their excess tax credits to a tax credit broker for immediate cash.

A qualified conservation easement appraiser and a certified tax credit broker will be available for questions. Please plan to attend this highly informative session.

**When:** Saturday, February 11, 2006

**Where:** Multi-purpose Room, Gilpin County Community Center at 250 Norton Drive

**Time:** 10:00 am to 12:00 noon; **Contact:** Tony Petersen, 303-582-5831 x1

## The Abatement Process

By Anne Schafer, Assessor

Through the abatement (refund of taxes) process, property owners/taxpayers have an opportunity to challenge the validity of an assessment as established by the County Assessor's Office. Abatements may only be filed by the owner of the property. An abatement may be filed when the taxpayer feels his or her property has been overvalued. However, an abatement action is not allowed if a protest was filed during the year for which an abatement is sought.

Supporting documentation must be submitted with the petition. This may be in the form of an appraisal of the subject property or comparable properties sold during the valuation period.

Examples of typical abatement situations:

1. **Wrong assessment rate.** An example would be that the property has been assessed as commercial when, in fact, the property is residential.
2. **Wrong levy.** An example would be that the property was assigned an incorrect tax district code and therefore an illegal mill levy was applied.
3. **Clerical errors** such as data entry errors, computation errors, or incorrect data as it has direct impact on the valuation of improvements or land.
4. **Property which became exempt during the year.** The tax is prorated based on the number of days the property was exempt from taxation. (39-3-130, 131, and 132 C.R.S.)
5. **Improvement assessed to incorrect parcel.** If the property was incorrectly assessed as improved residential property and the parcel is vacant, the assessment rate applied to the land is changed to reflect the correct assessment rate.
6. Real or personal **property that is on the tax roll twice** (double assessment).

The Commissioners of Gilpin County have authorized the assessor to review petitions for abatement or refund and to approve or deny any request of \$1,000 or less. (39-1-113(1.5) C.R.S.)

If the petition is for more than \$1,000, the Assessor makes a recommendation of approval or denial to the County Commissioners. The County Commissioners conduct a hearing on the petition at which both the Assessor and the taxpayer can present their positions to the Board.

If the County Commissioners deny the petition, an appeal must be filed with the BAA (Board of Assessment Appeals) within 30 days of the mailing date of the decision. Appeals to the BAA are considered “de novo” hearings; in other words, the taxpayer and the County may present new evidence. Appeals denied by BAA may be appealed to the Court of Appeals. Decisions of the BAA may be appealed to the Court of Appeals within 45 days for judicial review. For further information, please call us at 303-582-5451!

# COUNTY PHONE NUMBERS

## 911 – POLICE, FIRE AND MEDICAL EMERGENCIES

**Gilpin County Old Courthouse** 203 Eureka Street, Central City, CO 80427

Office	Area of Service	Main Number	Fax Number	Mailing Address
Administration	County Commissioners & General Services	303-582-5214	303-582-5440	P.O. Box 366
Assessor	Property Assessment	303-582-5451	303-582-3086	P.O. Box 338
Clerk & Recorder	License Plates/ Car & Voter Registration	303-582-5321	303-582-3086	P.O. Box 429
Community Development	Planning/Zoning/Mapping/Building	303-582-5831	303-582-5440	P.O. Box 661
Coroner	Deaths in Gilpin County	303-582-3957	303-582-3390	P.O. Box 333
Treasurer	Taxes & Fee Payments	303-582-5222	303-582-3086	P.O. Box 368

**Justice Center** 2960 Dory Hill Road, Golden, Co 80403

Office	Area of Service	Main Number	Fax Number	Suite No.
Courts	County and District Courts, Jury Duty	303-582-5522	303-582-3112	200
Dispatch Center	Non-emergency Services	303-582-5500	303-582-3758	300
District Attorney	Part-time Office Out of Jefferson County	303-582-1340		220
Human Services	Adult/Child Protection/Public Assistance	303-582-5444	303-582-5798	100
Jail	Detentions	303-582-3576	303-582-3574	350
Public Health	Protects, Promotes, Improves and Maintains Community Health	303-582-5803	303-582-5798	120
Senior Services	Meals, Transportation, and Shopping	303-582-5444	303-582-5798	101
Sheriff Administration	Civil Process, Dog Tags, Case Reports	303-582-1060	303-582-3813	300
Victim Services	Dignified Services for Crime Victims	303-582-5926	303-582-3813	300

### Other County Offices

Office	Area of Service	Main Number	Fax Number	Mailing Address
Community Center	Recreation, Classes, Mtg. rooms	303-582-1453	303-582-5404	250 Norton Dr., Golden, CO 80403
CSU/Gilpin Extension Agent	Mtn. Gardening, 4-H Youth	303-582-9106	303-582-9106	230 Norton Dr., Golden, CO 80403
Emergency Preparedness Director	District Response	303-582-6007	303-582-5440	P.O. Box 366, Central City, CO 80427
Library	Information Services	303-582-5777	303-582-3938	15131 Hwy. 119, Golden, CO 80403
Road & Bridge	County Road Maintenance	303-582-5004	303-582-3291	278 Jankowski Dr., Golden, CO 80403
Veteran's Officer	Veteran Services	303-582-5444	303-582-5798	P.O. Box 366, Central City, CO 80427

**Web Address: <http://co.gilpin.co.us>**

**TRASH COMPACTOR:** Open Wed. 2 p.m. to 6 p.m., Fri. 10 a.m. to 5 p.m., Sat. 9 a.m. to 6 p.m. For prices and more detailed information please check the website above or call **303-582-5214**. Compactor is located on Highway 119 at mile marker 15. You can recycle the following items, but please do not include the bags you bring them in, they are NOT recyclable:

1. Plastics (Types 1 & 2), aluminum cans and glass can be mixed together in their marked receptacles.
2. Newspapers and white paper can be mixed together in their marked receptacles.