



The following reference information should not be used to determine legal compliance requirements. Consult with a Vantage One tax professional or your state official today. www.vantageonetax.com

Guidelines - General	Colorado (CO) Summary Calendar
General Information	General Information
Lien Date:	1-Jan
Assessment Notice Date:	1-May
Valuation Methodology:	Actual Value (same as FMV)
State websites:	www.dola.state.co.us/PropertyTax
How often is the reassessment:	2 year reassessment cycle (new construction - reassessed annually)
Real Property Information	Real Property Information
Taxable:	Yes
Assessment Ratios:	29% (commercial) / 7.96% (multi-family & residential - this may change every two years based on the reassessment cycle in Colorado)
Real Estate Rendition Due:	N/A
Omitted Real Property:	
Construction Work in Progress Taxable:	Property under construction after January 1 is assessed on July 1 of that year. If construction is completed by July 1, the valuation is prorated at the same ratio as the number of months it is completed bears to the full year. If completed after July 1. This only applies to properties in Douglas County, Colorado due to it being one of the fastest growing counties in the country.
Assessment Phase-In Provisions:	
Pollution Control Taxable:	Income generated by environmental response property is taxed at 10%
air	
water	
Personal Property Information	Personal Property Information
Taxable:	Yes
Assessment Ratios:	29%
Personal Property Rendition Due:	4/15; late filings are subject to a penalty of the lesser of \$50 or 15% of the tax due.
Extension allowed (length and how file):	File written request prior to deadline and enclose \$20 for a 10 day and \$40 for a 20 day extension
File Rendition With:	County
Inventory Taxable:	Exempt
raw materials	Exempt
work in progress	Exempt
finished goods	Exempt



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Freeport Exemption:	No - While no property law provision specifically addresses in-transit property, apparently property in-transit traveling out of state would not be taxable whereas property in-transit traveling into the state would be taxable at its destination.
Freeport Exemption Application Deadline:	N/A
Licensed Motor Vehicles Taxable:	No
Licensed Motor Vehicles Reported on Rendition:	No, however, "Mobile Equipment" is reported on the DS 056 declaration.
Unlicensed Motor Vehicles Taxable:	Yes
Unlicensed Motor Vehicles Reported on Rendition:	Yes
Leased Equipment Taxable:	Yes
Software Taxable:	No - Generally
Abatements/Exemptions:	A de minimis exemption for otherwise taxable personal property of \$5500 for tax years 2011 & 2012; \$7000 for tax years 2013 & 2014. Abatement of taxes paid must be filed within two years from the assessment.
Intangible Property Taxable:	No
Omitted Personal Property:	Assessor may add penalty up to 25%, if the omission was deemed fraudulent
Construction Work in Progress Taxable:	No specific provision, CWIP is not taxable until it is "Placed in Service"
Pollution Control Taxable:	No specific provision
air	
water	
Relevant citations for landmark property tax decisions:	
Tax Bill Payment Information	Tax Bill Payment Information
Payment Dates:	First half due February 28 and second half due June 15
Discounts	None
Payment Options	Full Payment - April 30 (if tax bill is \$25 or less or if paid in full). First Installment February 28, Second Installment - June 15.
Appeal Information	Appeal Information
Dates Notice of Values typically mailed:	No later than May 1 of each year
Appeal Deadlines (received or postmarked):	Petitions must be filed by June 1. Personal property petitions must be filed by June 30, if made in writing, or by July 5, if made in person.