

COUNTY ASSESSOR

How is Residential property valued in Colorado after a natural disaster?

When a residential property in Colorado is destroyed due to a natural disaster, the improvements (structures) on the property will be prorated from the date of the destruction to the end of the year. The land value is not prorated; however, the property does continue to be assessed at the residential rate.

The residential classification on the property will remain for the current year in which the property was destroyed as well as 2 subsequent years. The period can be extended to 5 years if evidence can be provided showing that an effort to rebuild is being made. Examples would include having active building permits for a residential structure or providing evidence of ongoing insurance litigation. Make sure to communicate any information regarding your intent to rebuild to your County Assessor's office to ensure your property is properly assessed.

If no attempts to rebuild are made, the property will change classification from residential to vacant after 3 years.

CRS 39-1-102(14.4)(b)

(b) (I) Notwithstanding section 39-1-103 (5)(c) and except as provided in subparagraph (II) of this paragraph (b), when residential improvements are destroyed, demolished, or relocated as a result of a natural cause on or after January 1, 2010, that, were it not for their destruction, demolition, or relocation due to such natural cause, would have qualified the land upon which the improvements were located as residential land for the following property tax year, the residential land classification shall remain in place for the year of destruction, demolition, or relocation and the two subsequent property tax years. The residential land classification may remain in place for additional subsequent property tax years, not to exceed a total of five subsequent property tax years, if the assessor determines there is evidence the owner intends to rebuild or locate a residential improvement on the land. For purposes of this determination, the assessor may consider, but shall not be limited to considering, a building permit or other land development permit for the land, construction plans for such residential

How does this valuation affect my taxes?

- The 2026 Residential Assessment rate is 7.05% for school districts and 6.8% for local government.
- The 2026 Vacant Land Assessment rate is 26.0%
- Taxes are calculated by taking the Actual Value x the Assessment Rate x the Mill Levy.

What about the Homestead or Veteran's exemption?

If you have the homestead exemption and your property was destroyed due to a natural disaster, you can request for your exemption to be moved to the new address you are relocating to provided you are the owner of record. You will not need to wait 10 years to re-qualify. Please contact the Assessor's office for information on how to transfer your homestead or veteran's exemption.

CRS 39-3-203(1.5)(6)(1.5)

(1.5) For property tax years commencing on or after January 1, 2015, the owner-occupier would have qualified for the exemption with respect to other residential real property that the owner-occupier owned and occupied as his or her primary residence before moving to the residential real property for which an exemption is claimed but for the fact that a natural disaster destroyed the former primary residence or otherwise rendered it uninhabitable;

How do I change my mailing address?

Please make sure to provide the Pueblo County Assessor's office with an address where you would like future correspondence to be mailed. You can use a physical address, PO Box or a trusted family member or friend. To change your mailing address, go to the Pueblo County Courthouse at 215 W 10th St #241 in Pueblo or call 719-583-6597.

Are there any other requirements if it is a titled Manufactured home?

Mobile, manufactured, and modular homes are residential properties and have the same rules as a site-built homes with regards to proration of the property when due to natural disaster, however, when a titled manufactured home is destroyed, the owner on whose real property the home is situated on must file and record a Certificate of Destruction with the County Clerks Recording Office.

CRS38-29-204(1)

(a) If a manufactured home is destroyed, dismantled, or sold or otherwise disposed of as salvage on or after July 1, 2008, the owner of the manufactured home or the person on whose real property the manufactured home is situated shall file a certificate of destruction.

(b) If the certificate of destruction accompanies an application to cancel a certificate of title pursuant to section 38-29-118(1), the certificate shall be filed with the authorized agent for the county or city and county in which the manufactured home is or was located. The authorized agent, in his or her capacity as the clerk and recorder, shall file and record the certificate of destruction in his or her office.

(c) If an application to cancel a certificate of title is not required pursuant to section 38-29-118(1) because no certificate of title was ever issued or because the title has been purged, the certificate of destruction shall be filed with the county clerk and recorder for the county or city and county in which the manufactured home is or was located. The clerk and recorder shall file and record the certificate of destruction in his or her office.

What if the property had Agricultural classification in the Assessor's office?

When an Agricultural property in Colorado is destroyed due to a natural disaster, the improvements (structures) on the property will be prorated from the date of the destruction to the end of the year. The land value is not prorated. The Agricultural classification on the property will remain for the current year in which the property was destroyed as well as 4 subsequent years if the assessor receives evidence that the owner is rehabbing the productivity of the land for AG use.

If no attempts to rehabilitate are made, the property will lose its agricultural status.

CRS 39-1-103(5)

(e) (I) Except as provided in subparagraph (II) of this paragraph (e) and in paragraph (f) of this subsection (5), if a parcel of land is classified as agricultural land as defined in section 39- 1-102 (1.6) and the productivity of such parcel of land is destroyed by a natural cause on or after January 1, 2012, so that, were it not for the destruction of the productivity of the land by a natural cause, the land would have qualified as agricultural land for the following property tax year, the agricultural land classification shall remain in place for the year of destruction and the four subsequent property tax years so long as the assessor receives evidence from the owner that the owner is in the process of rehabilitating the productivity of the land for agricultural use. Such evidence includes, but is not limited to, removing debris, removing contaminants, restoring fences and agricultural structures, reseeded, providing water for livestock, or contouring the land suitable for agricultural use.

What about Commercial property?

When a Commercial property in Colorado is destroyed due to a natural disaster, the improvements (structures) on the property will be prorated from the date of the destruction to the end of the year. The land value is not prorated. The general assessment rate for commercial property in Colorado is 26%.

Personal property that was taxable on the assessment date is assessed for the entire assessment year. The value is NOT prorated, even if the property is destroyed, relocated, conveyed, or changes taxable status after the assessment date. The individual that owns the personal property on the assessment date is responsible for paying the property taxes.

All the information outlined in this flier applies *only* if the property is destroyed by a natural disaster. There are other procedures and statutes in place for other methods of destruction.