

ASSESSOR'S OFFICE



Pictured Left to Right: Brenda Lemmon, Peggy Whalin, Renae Neilson, Stacey Gould, Nicole Mendenhall and Ann Kracht

WHAT ARE THE ESSENTIAL DUTIES OF THE DEPARTMENT?

The primary duty of the Assessor's Office is to discover, list, classify, and ensure fair and equitable valuation of all real property and taxable personal property located within the county, pursuant to Article X, Section 3 of the Colorado Constitution, for property tax assessment purposes. The Assessor is the only locally elected official audited annually by the General Assembly. The audit ensures compliance with state laws, standards and guidelines in regard to property values and procedures used to determine that property is valued fairly and equitably, using generally accepted professional appraisal techniques and methods.

We are responsible for all property transfers, keeping the county GIS ownership up-to-date, all Oil, Gas, Coal, Gas plants and pipeline valuations, and Oil & Gas audits

WHAT IS A SOMETHING INTERESTING ABOUT YOUR DEPARTMENT?

The Assessor's Office is responsible for determining a property's physical address. This will become increasingly important as the County works to comply with Next Generation 9-1-1.

Property taxation, as determined by the appraisals and valuations performed in the Assessor's Office, is the County's largest source of revenue.

The Assessor does not set tax amounts or levies. County Tax is levied by the County Board of Commissioners. City taxes are levied by City Officials. Special districts are levied by the District Directors and School Tax is levied by the District Boards.

WHAT IS A PROJECT THAT YOU ARE CURRENTLY WORKING ON?

We have multiple projects being worked on such as oil & gas and personal property declarations, county addressing, digitizing property records, and ongoing appraisals gearing up for the 2021 revaluation.

WHO IS IN YOUR DEPARTMENT AND WHAT ARE THEIR ROLES?

Ann Kracht - Deputy Assessor, Chief Appraiser, Certified Residential Appraiser and Oil & Gas Appraiser. Ann has worked in the Assessor's Office for 20 years.

Peggy Whalin - Deputy Assessor, Cartographer II, Appraiser II, and Licensed Ad Valorem Appraiser. Peggy has worked in the Assessor's Office for 11 years.

Stacey Gould - Appraiser I, Licensed Ad Valorem Appraiser, Personal Property and Pipeline valuation. Stacey has worked in the Assessor's Office for 5 years.

Nicole Mendenhall - Administrative Analyst, Cartographer I, Rural Property Transfer Clerk, Minerals Transfer Clerk and County Addressing Clerk. Nicole has worked in the Assessor's Office for 3 years.

Brenda Lemmon - Administrative Assistant, Town Property Transfer Clerk, Custom Reports. Brenda has worked in the Assessor's Office for 1 year.

WHO IS THE DEPARTMENT HEAD AND HOW LONG HAVE THEY BEEN IN THAT ROLE?

Renae Neilson is the County's elected Assessor. She is a Certified General Appraiser and has worked in the Assessor's Office for over 38 years, the last 28 years as the Assessor. In conjunction with her duties as Assessor, she enjoys explaining the functions of the office and helping people locate properties.

WHY IS YOUR DEPARTMENT PROUD TO SERVE RIO BLANCO COUNTY?

We are proud to work and live in Rio Blanco County. We enjoy educating our taxpayers about their property records, our mapping system, and the assessment process. We also enjoy helping them resolve any issues with their property transfers. We take pride in valuing property fairly and equitably, which in turn generates revenue to operate our schools, county, towns, and special districts, such as fire, library, and hospital districts, for the residents of our county.

