

2025 Property Tax Update

All 2025 property tax changes are due to Colorado legislation (HB 24B-1001). Counties, including Cheyenne County, are required to implement the law as written.

What's Changing in 2025 (Payable 2026):

Two Residential Assessment Rates

- Local government (non-school): 6.25%
- School district: 7.05%

Because the school rate is higher, tax bills may increase even if your property value did not.

No Assessed Value on 2025 Tax Bills

- New state calculation rules mean assessed value will not appear on the bill.

No Value Reduction in 2025

- Prior value reductions resulting from Senate Bill 23B-001 in November of 2023, and subsequently Senate Bill 24-233, reducing the actual values on all residential and commercial improved properties for tax years 2023 & 2024 were eliminated for 2025:
 - \$55,000 residential reduction — removed
 - \$30,000 commercial reduction — removed

Delayed Tax Bills Expected

- Counties statewide are delaying 2025 bills due to required system and software changes under the new law.

Why Many Bills Are Higher

- School district rate is higher than local government rate
- School districts are not subject to the same revenue limits
- Schools make up the largest portion of most tax bills

Looking Ahead to 2026 (Payable 2027):

- New assessment rates again
- 10% exemption on the first \$700,000 of residential value

These changes are mandated by the State of Colorado, not Cheyenne County.

If you have any questions, please contact the **Cheyenne County Assessor's Office** at:

 (719) 767-5664