

Measuring Property Taxes County-by-County: The Impact of Proposition HH

For most Coloradans, property taxes will continue to increase at a very high-rate next year, even if Proposition HH passes. Under current law, the average household will see their property tax increase by nearly \$850 dollars, or more than 36% from 2022 levels. If Proposition HH passes, property taxes could increase by nearly \$620, or more than 26% from 2022 levels.

Over the next 10 years, Coloradans would also face reductions in future TABOR refunds, as Proposition HH increases the state spending limit. Under uniform distributions, a household with two filers could see a reduction in future TABOR refunds of \$5,119 and a single filer could see a reduction of \$2,559.

You can review CSI’s full analysis of Proposition HH at <https://commonsenseinstitute.co.org/co-property-taxes>.

The following table from the report shows the impact to the average household in each of Colorado’s 64 counties.

	2023 Median Home Price	2022 Property Tax	2023 Property Tax				Cumulative 10-yr Prop HH Savings Relative To Current Law	Cumulative Loss in TABOR Refunds - Joint Filer Under Uniform Refunds	Cumulative Loss in TABOR Refunds - Single Filer Under Uniform Refunds
			Property Tax Under Current Law		Property Tax Under Proposition HH				
			Amount	% Increase	Amount	% Increase			
Adams	\$534,175	\$3,229	\$4,214	30%	\$3,892	21%	-\$6,337	-\$5,119	-\$2,559
Alamosa	\$215,271	\$822	\$1,039	26%	\$849	3%	-\$2,843	-\$5,119	-\$2,559
Arapahoe	\$605,759	\$2,931	\$3,951	35%	\$3,681	26%	-\$5,571	-\$5,119	-\$2,559
Archuleta	\$478,320	\$1,157	\$1,963	70%	\$1,797	55%	-\$3,135	-\$5,119	-\$2,559
Baca	\$158,232	\$782	\$792	1%	\$593	-24%	-\$2,800	-\$5,119	-\$2,559
Bent	\$119,312	\$341	\$478	40%	\$315	-8%	-\$2,192	-\$5,119	-\$2,559
Boulder	\$820,181	\$4,140	\$5,341	29%	\$5,060	22%	-\$6,564	-\$5,119	-\$2,559
Broomfield	\$724,898	\$4,259	\$5,724	34%	\$5,390	27%	-\$7,418	-\$5,119	-\$2,559
Chaffee	\$558,443	\$1,398	\$1,920	37%	\$1,779	27%	-\$2,821	-\$5,119	-\$2,559
Cheyenne	\$211,379	\$658	\$744	13%	\$605	-8%	-\$2,066	-\$5,119	-\$2,559
Clear Creek	\$593,053	\$2,459	\$2,993	22%	\$2,785	13%	-\$4,265	-\$5,119	-\$2,559
Conejos	\$173,935	\$617	\$814	32%	\$629	2%	-\$2,652	-\$5,119	-\$2,559
Costilla	\$165,077	\$488	\$708	45%	\$538	10%	-\$2,414	-\$5,119	-\$2,559
Crowley	\$95,557	\$287	\$376	31%	\$211	-26%	-\$2,153	-\$5,119	-\$2,559
Custer	\$352,566	\$1,092	\$1,527	40%	\$1,356	24%	-\$2,933	-\$5,119	-\$2,559

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Delta	\$360,216	\$1,100	\$1,488	35%	\$1,324	20%	-\$2,819	-\$5,119	-\$2,559
Denver	\$681,243	\$2,968	\$3,815	29%	\$3,580	21%	-\$5,085	-\$5,119	-\$2,559
Dolores	\$243,455	\$974	\$1,057	9%	\$887	-9%	-\$2,632	-\$5,119	-\$2,559
Douglas	\$793,085	\$3,736	\$5,280	41%	\$4,994	34%	-\$6,580	-\$5,119	-\$2,559
Eagle	\$859,473	\$2,403	\$3,746	56%	\$3,557	48%	-\$4,517	-\$5,119	-\$2,559
El Paso	\$677,847	\$2,799	\$3,837	37%	\$3,599	29%	-\$5,126	-\$5,119	-\$2,559
Elbert	\$501,128	\$1,764	\$2,249	27%	\$2,067	17%	-\$3,501	-\$5,119	-\$2,559
Fremont	\$291,904	\$1,112	\$1,386	25%	\$1,199	8%	-\$3,023	-\$5,119	-\$2,559
Garfield	\$514,825	\$1,484	\$2,160	46%	\$1,990	34%	-\$3,314	-\$5,119	-\$2,559
Gilpin	\$517,695	\$932	\$1,312	41%	\$1,209	30%	-\$2,006	-\$5,119	-\$2,559
Grand	\$503,014	\$1,449	\$2,286	58%	\$2,102	45%	-\$3,551	-\$5,119	-\$2,559
Gunnison	\$584,882	\$1,902	\$2,759	45%	\$2,565	35%	-\$3,960	-\$5,119	-\$2,559
Hinsdale	\$454,431	\$1,184	\$1,616	36%	\$1,473	24%	-\$2,657	-\$5,119	-\$2,559
Huerfano	\$259,291	\$997	\$1,326	33%	\$1,125	13%	-\$3,150	-\$5,119	-\$2,559
Jackson	\$320,893	\$921	\$992	8%	\$870	-6%	-\$2,027	-\$5,119	-\$2,559
Jefferson	\$689,672	\$3,471	\$4,511	30%	\$4,236	22%	-\$5,979	-\$5,119	-\$2,559
Kiowa	\$141,590	\$750	\$803	7%	\$575	-23%	-\$3,135	-\$5,119	-\$2,559
Kit Carson	\$216,210	\$978	\$1,072	10%	\$877	-10%	-\$2,923	-\$5,119	-\$2,559
La PLata	\$352,701	\$1,795	\$2,007	12%	\$1,782	-1%	-\$3,853	-\$5,119	-\$2,559
Lake	\$577,366	\$1,160	\$1,826	57%	\$1,696	46%	-\$2,638	-\$5,119	-\$2,559
Larimer	\$639,709	\$3,035	\$4,039	33%	\$3,776	24%	-\$5,546	-\$5,119	-\$2,559
Las Animas	\$225,605	\$371	\$540	45%	\$446	20%	-\$1,424	-\$5,119	-\$2,559
Lincoln	\$219,968	\$837	\$971	16%	\$798	-5%	-\$2,614	-\$5,119	-\$2,559
Logan	\$237,684	\$970	\$1,150	19%	\$960	-1%	-\$2,915	-\$5,119	-\$2,559
Mesa	\$436,628	\$1,522	\$1,988	31%	\$1,806	19%	-\$3,347	-\$5,119	-\$2,559
Mineral	\$475,636	\$1,725	\$2,163	25%	\$1,979	15%	-\$3,465	-\$5,119	-\$2,559

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Moffat	\$270,699	\$1,002	\$1,186	18%	\$1,014	1%	-\$2,731	-\$5,119	-\$2,559
Montezuma	\$326,798	\$889	\$1,123	26%	\$987	11%	-\$2,267	-\$5,119	-\$2,559
Montrose	\$355,519	\$1,152	\$1,578	37%	\$1,403	22%	-\$3,015	-\$5,119	-\$2,559
Morgan	\$321,833	\$1,302	\$1,716	32%	\$1,506	16%	-\$3,501	-\$5,119	-\$2,559
Otero	\$144,274	\$413	\$572	39%	\$413	0%	-\$2,196	-\$5,119	-\$2,559
Ouray	\$708,622	\$1,818	\$2,893	59%	\$2,721	50%	-\$3,788	-\$5,119	-\$2,559
Park	\$497,943	\$1,348	\$2,061	53%	\$1,893	40%	-\$3,220	-\$5,119	-\$2,559
Phillips	\$286,401	\$1,320	\$1,655	25%	\$1,428	8%	-\$3,660	-\$5,119	-\$2,559
Pitkin	\$980,126	\$1,526	\$2,808	84%	\$2,680	76%	-\$3,219	-\$5,119	-\$2,559
Prowers	\$145,482	\$525	\$578	10%	\$419	-20%	-\$2,204	-\$5,119	-\$2,559
Pueblo	\$338,084	\$1,631	\$2,079	27%	\$1,836	13%	-\$4,103	-\$5,119	-\$2,559
Rio Blanco	\$295,393	\$786	\$944	20%	\$818	4%	-\$2,042	-\$5,119	-\$2,559
Rio Grande	\$242,381	\$732	\$1,036	42%	\$868	19%	-\$2,586	-\$5,119	-\$2,559
Routt	\$765,795	\$1,846	\$3,216	74%	\$3,036	64%	-\$4,068	-\$5,119	-\$2,559
Saguache	\$216,076	\$792	\$1,026	30%	\$839	6%	-\$2,800	-\$5,119	-\$2,559
San Juan	\$442,889	\$818	\$1,223	50%	\$1,112	36%	-\$2,041	-\$5,119	-\$2,559
San Miguel	\$643,531	\$1,398	\$1,983	42%	\$1,855	33%	-\$2,716	-\$5,119	-\$2,559
Sedgwick	\$156,622	\$815	\$896	10%	\$668	-18%	-\$3,198	-\$5,119	-\$2,559
Summit	\$861,486	\$2,200	\$3,437	56%	\$3,263	48%	-\$4,140	-\$5,119	-\$2,559
Teller	\$414,227	\$1,025	\$1,394	36%	\$1,260	23%	-\$2,421	-\$5,119	-\$2,559
Washington	\$232,181	\$941	\$1,011	7%	\$840	-11%	-\$2,608	-\$5,119	-\$2,559
Weld	\$535,802	\$2,082	\$2,719	31%	\$2,512	21%	-\$4,082	-\$5,119	-\$2,559
Yuma	\$247,481	\$1,042	\$1,234	18%	\$1,038	0%	-\$3,034	-\$5,119	-\$2,559
State Average	\$569,804	\$2,344	\$3,192	36%	\$2,961	26%	-\$4,641	-\$5,119	-\$2,559

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About Proposition HH:

Proposition HH impacts both property taxes and refunds that taxpayers may receive under Colorado's Taxpayer Bill of Rights (TABOR). If passed, it will reduce the assessed value for certain residential and commercial property classes, thus blunting but not eliminating recent and future property tax increases. It will also increase taxes by allowing the state to retain more taxpayer revenue under the provisions of TABOR. **Statewide, the potential aggregate property tax revenue reductions under Proposition HH amount to \$9.92 billion through 2032, while the potential reduction in TABOR refunds total \$9.9 billion. Should the legislature choose to extend Proposition HH through 2040, which it could do without taxpayer approval, there could be a net tax increase of \$20.1 billion through 2040.**

Check out CSI's calculator at
www.MyPropertyTaxCO.com
to understand how
Proposition HH impacts you.