



### Additional Resources

Douglas County Clerk & Recorder's Office  
Recording Division  
[www.douglas.co.us/clerk/recording](http://www.douglas.co.us/clerk/recording)

Douglas County Planning Division  
[www.douglas.co.us/planning/Oil\\_and\\_Gas.html](http://www.douglas.co.us/planning/Oil_and_Gas.html)

Colorado Oil and Gas  
Conservation Commission  
[www.cogcc.state.co.us](http://www.cogcc.state.co.us)

Colorado Oil & Gas Association  
[www.coga.org](http://www.coga.org)

National Association of Royalty Owners  
[www.naro-us.org](http://www.naro-us.org)

United States Geological Society (USGS)  
Assessment of Denver Basin Province  
<http://pubs.usgs.gov/fs/fs-002-03.pdf>

For information that is updated *nightly* for your convenience, log onto the official web page of the Douglas County Assessor.

### Search By

- Parcel Number
- State Parcel Number
- Owner Name
- Street Name
- MapIT! Mapping Tool

### Get Property Information

- Owner Name and Mailing Address
- Estimated Taxes
- Comparable Sales
- Property Address
- Legal Description
- Actual and Assessed Values
- 2011 Notice of Valuation
- Tax Rates and Authorities
- Online Protest
- QuickClips

### Download Forms, Maps and Data

- QuickReports
- Address Change Form
- Business Personal Property Declaration
- Abatement Petition
- Sales Data
- Parcel Data
- Tax District Map
- Section Maps

And much, much more!



Douglas County  
Assessor's Office

# MINERAL INTERESTS



Teri Cox, Assessor  
301 Wilcox Street  
Castle Rock, CO 80104  
Phone: 303.660.7450  
[www.douglas.co.us/assessor](http://www.douglas.co.us/assessor)

## DOING YOUR RESEARCH

Colorado law recognizes that access to the mineral estate from the surface estate is necessary to develop the mineral interest. The law provides for access to the mineral estate by allowing “reasonable use” of the surface estate. We suggest the following steps to determine if you own your minerals:

- *The deed or title policy issued at the time a property is purchased can sometimes describe any interests that have been excluded from the ownership.*
- *If the deed or title policy is unclear, or you wish to research the property ownership further, first determine the legal description of the property. This information can be found on the Assessor's Website, or visit the Public Assistance Area of the Assessor's Office.*
- *Once the legal description is obtained, visit the Clerk and Recorder's Office —the Recording Division is located on the first floor of the Wilcox Building in downtown Castle Rock.*
- *Search for documents in the recording office by the property legal description. All documents associated with ownership for both surface and mineral ownership are recorded through the Clerk's Office and can be researched to obtain copies.*
- *If mineral interests have been severed you will be able to find out when and who they were conveyed to. The search will also allow you to determine the chain of title of the mineral interests if they were subsequently conveyed to another party.*

## WHAT IS A MINERAL?

The word “mineral” is used in a variety of contexts. Generally, ores of metals, coal, oil, natural gas, gemstones, dimension stone, construction aggregate, salt and other materials extracted from the ground are considered to be minerals.

## MINERAL OWNERSHIP

The most complete ownership interest one can have in real property is known as Fee Simple ownership.

This means that the title to the property is free of any conditions, limitations, restrictions or other claims against the title. The ownership of any minerals on a property can be



separated from the surface rights in two ways: The Fee Simple owner can sell the mineral rights outright to another party, or the Fee Simple owner can sell the surface property and reserve the minerals for themselves. They can be sold separately or re-joined with the surface property owner at a later date.

Severed mineral interests can be severed in portions or interests. They can also be severed for specific types of minerals, hydrocarbons or precious metals. Future sales of the surface property will typically include language excepting or excluding the previously severed mineral interest.

## MINERAL LEASES

Mineral interests can be leased or acquired for the purpose of future production. Mineral leases are typically recorded in the county where the interest exists; however, specific addendums to the lease may be excluded from recorded documents.

## VALUING MINERAL INTERESTS

Severed mineral interests are considered real property in Colorado law, and as such are subject to taxation. In the Assessor's Office, once a mineral interest is severed from the surface property it is assigned a unique account number, and the interest is valued and taxed each year. The Tax District and tax rate assigned to the surface property applies to the mineral interests as well. Mineral interests exist in units called “mineral acres”, and the account value is calculated on a per acre basis. If the Assessor does not have a mineral interest on the tax rolls, the owner can request that the account be added, providing that they can appropriately document their ownership of the property.

When production on a severed mineral interest occurs, the mineral account is deactivated and an account for the producing well or mine is created.

