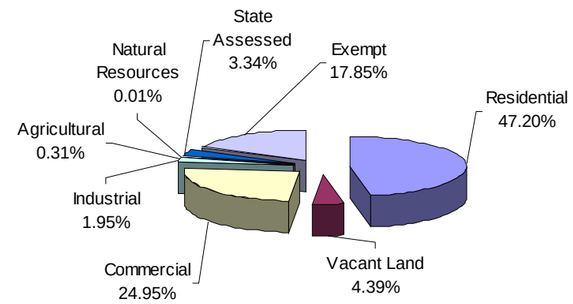
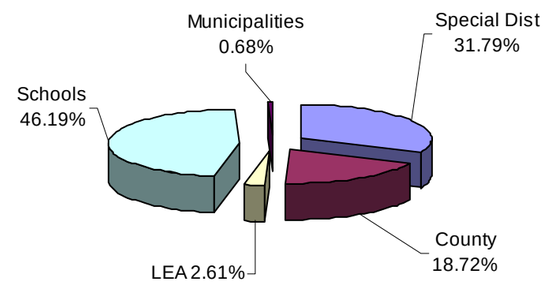
SERVICE DISTRICTS *Active Districts Only	Regular Assd Value	Tax Rate	Revenue
Founders Village Metro	35,962,750	7.9146	2,846,308
Franktown Business Area	3,003,770	1.5000	45,057
Franktown Fire	158,837,910	1.3110	2,082,365
Grandview Est Rur Water Cons	6,625,440	0.1500	9,938
Heritage Farm Metro Dist	0	0.0000	0
Heritage Hills Metro District	33,742,220	4.0000	1,349,689
Heritage Hills Metro Bond Svc	160	1.1400	2
Hidden Pointe Metro	9,519,820	2.4000	228,476
High Prairie Farms Metro	38,529,060	1.2000	462,349
High Prairie Polo Club Metro #1	18,260	0.0000	0
High Prairie Polo Club Metro #2	1,316,770	0.0000	0
Highfield Metro District	4,870	2.5000	122
Highlands Ranch Metro	1,133,925,070	1.9713	22,353,065
Highlands Ranch Metro #5	0	0.0000	0
Hillcrest Metro	555,490	0.0000	0
Horse Creek Metro	10,943,850	3.3000	361,147
Horseshoe Ridge Metro #1	0	0.0000	0
Horseshoe Ridge Metro #2	4,102,390	3.5000	143,584
Horseshoe Ridge Metro #3	738,810	3.5000	25,858
Hunting Hill Metro	1,579,880	4.5000	71,095
Inverness Metro Imp Dist	78,032,820	0.7500	585,246
Inverness Metro Imp Debt Svc	713,230	0.1120	799
Inverness Water & San	78,032,820	0.7900	616,459
Inverness Water $ San Debt Svc	713,230	0.7050	5,028
Jackson-105 Fire Protection	41,440,940	0.7124	295,225
Jordan Crossing Metro	1,621,500	4.2826	69,442
Lanterns Metro Dist	86,680	4.5000	3,901
Larkspur Fire Protection	122,575,610	1.5400	1,887,664
Lincoln Creek Metro	1,406,230	6.0000	84,374
Lincoln Meadows Metro	8,937,250	5.0000	446,863
Lincoln Meadows Metro Debt Svc	0	0.0000	0
Lincoln Park Metro Dist	29,552,510	5.0000	1,477,626
Lincoln Station Metro	7,789,270	5.0000	389,464
Lincoln Station Metro Debt Svc	1,463,700	5.0000	73,185
Littleton Fire	32,250,970	0.7678	247,623
Louviers Water & San Dist	1,615,070	1.0000	16,151
Maher Ranch Metro #4	21,909,260	5.4000	1,183,100
McArthur Ranch Metro Rec Dist	4,527,220	0.3053	13,822
Meadows Metro #1	37,898,090	3.5000	1,326,433
Meadows Metro #2	27,513,100	3.5000	962,959
Meadows Metro #3	8,289,350	3.5000	290,127
Meadows Metro #4	8,700	3.5000	305
Meadows Metro #4 Debt Svc	311,760	3.5000	10,912
Meadows Metro #5	10,561,030	3.5000	369,636
Meadows Metro #6	12,705,340	3.5000	444,687
Meadows Metro #7	21,833,120	3.5000	764,159
Meridian Metro	134,005,340	3.7990	5,090,863
Meridian Metro Debt Serv	8,465,170	0.1169	9,896
Meridian Village Metro Dist 1	4,610	5.5000	254
Meridian Village Metro Dist 2	9,572,740	5.5887	534,992
Mountain Communities Fire	4,844,350	0.8582	41,574
Neu Towne Metro	2,923,390	4.8000	140,323
Northern DC Water & San Dist	58,584,350	1.0051	588,831
North Fork Fire	1,679,610	1.2000	20,155
North Meridian Metro Dist	71,330	3.8818	2,769
North Meridian Metro Debt Svc	144,960	3.2468	4,707
Olde Towne Metro	2,649,630	5.0000	132,482
Omnipark Metro	39,857,750	2.5000	996,444
Omnipark Metro Bond Svc	1,934,400	1.6000	30,950
Park Meadows Bus Imp Dist	250	0.0000	0
Park Meadows Metro	274,454,870	0.6387	1,752,943
Parker Authority for Reinvestment	45,080,740	0.0000	0
Parker Automotive Metro	6,748,490	5.0000	337,425
Parker Homestead Metro	14,830	4.2827	635
Parker Fire Prot Dist	1,227,385,170	1.4276	17,522,151

SERVICE DISTRICTS *Active Districts Only	Regular Assd Value	Tax Rate	Revenue
Parker Fire Prot Dist Debt Svc	6,490,110	0.0000	0
Parker Water & San	458,751,630	1.0214	4,685,689
Perry Park Metro	32,800,140	0.4733	155,243
Perry Park Water	389,580	0.0000	0
Perry Park Water & San	62,809,860	0.5614	352,615
Pine Bluffs Metro Dist	4,948,590	3.5000	173,201
Pinery Commercial Metro #1	16,560	0.0000	0
Pinery Commercial Metro #2	604,380	0.0000	0
Pinery West Metro #2	30,605,860	5.7652	1,764,489
Pinery West Metro #3	9,768,380	3.8500	376,083
Plum Creek Metro	17,334,550	2.3000	398,695
Rampart Range Metro #1	290	0.0000	0
Rampart Range Metro #2	77,207,840	4.6000	3,551,561
Rampart Range Metro #2 Dept Svc	390	0.0000	0
Rampart Range Metro #7	11,230,780	4.6000	516,616
Ravenna Metro Dist	10,033,230	6.3000	632,093
Reata North Metro Dist	11,851,180	3.5000	414,791
Reata South Metro Dist	15,678,560	5.5000	862,321
Regency Metro	2,286,920	5.2826	120,809
Regional Transportation Dist	2,921,131,610	0.0000	0
Robinson Ranch Metro	1,318,600	5.0000	65,930
RockingHorse Metro #1	8,700	0.0000	0
RockingHorse Metro #2	6,456,860	6.1000	393,868
Roxborough Water & San	92,547,500	1.3266	1,227,735
Roxborough Village Metro	52,346,610	5.7087	2,988,311
Sedalia Water & San	6,089,030	1.7789	108,318
Sierra Ridge Metro #1	0	0.0000	0
Sierra Ridge Metro #2	41,320	5.5000	2,273
Silver Heights Water & San	4,320,630	0.0000	0
Solitude Metro	2,840	5.5000	156
South Meridian Metro	16,023,860	4.0699	652,155
S Meridian Metro Debt Svc	11,337,830	3.2468	368,117
S Meridian Metro Debt Svc #2	5,830,230	0.0000	0
S Meridian Metro Debt Svc #3	2,843,150	3.2468	92,311
South Metro Fire Rescue	931,053,900	0.9661	8,994,912
South Park Metro	2,308,670	0.7000	16,161
South Santa Fe Metro #1	220	0.0000	0
South Suburban Park & Rec	463,502,450	0.7034	3,260,276
Southeast Public Improv Metro	562,298,360	0.2151	1,209,504
Southeast Public Imp Metro debt	0	0.0000	0
Southgate Sanitation	522,475,520	0.0563	294,154
Southgate Water	520,866,250	0.0000	0
Southgate Water Bond Debt	2,102,720	0.0000	0
Spruce Mountain Metro Dist	298,480	0.0000	0
SW Metro Water & San	12,087,280	0.0000	0
Stone Canon Ranch Metro Dist	1,919,690	3.3700	64,694
Stonegate Village Metro	72,156,690	2.8932	2,087,637
Tallman Gulch Metro	815,470	5.5000	44,851
Thunderbird Water & San	5,842,760	1.6214	94,735
Upper South Platte Water Cns	10,346,580	0.0134	1,386
Urban Drainage & Fld Ctrl	3,456,674,470	0.0566	1,956,478
Urban Drainage & Fld S Plt	3,456,674,470	0.0057	197,030
Ute Pass Regional Ambulance	4,593,360	0.3990	18,328
Villages @ CR Metro #4	1,386,030	0.4185	5,801
Villages @ CR Metro #6	7,222,070	7.1282	514,804
Villages @ CR Metro #7	18,927,910	1.6311	308,733
Villages @ CR Metro #9	12,730	0.0000	0
Vistas at Rock Canyon Metro	1,464,390	2.0000	29,288
West Douglas County Fire	50,657,720	0.7282	368,890
West Metro Fire	104,086,640	1.3774	1,433,689
Westcreek Lakes Water	1,744,030	1.3229	23,072
Westcreek Metro Dist #1	1,649,930	3.5000	57,748
Westcreek Metro Dist #2	4,350	5.0000	218
Westfield Metro #1	427,520	1.0000	4,275
Westfield Metro #2	196,600	1.0000	1,966

Taxable Value Distribution



Tax Dollar Distribution



How Taxes are Determined

The Assessor is responsible for discovering, listing, classifying and valuing all real and business personal property in the County. All property is subject to taxation except that which is exempt by law.

Individual taxes are determined by mill levies (tax rates) set after annual public budget hearings held by school boards, county commissioners, city councils and special district directors. These taxing authorities determine what their budget needs are and then divide by the total assessed value of the district to arrive at a mill levy. For example, if the new budget is $50,000 and the assessed value is $5,000,000, the mill levy would be $10 per thousand dollars of assessed value or 10 mills.

Individual property taxes are calculated by multiplying the assessed value by the total mill levy for that tax area. For example, if your property assessment is $22,380 and your tax area has a levy of $90 per thousand dollars of assessed value (90 mills), your tax bill would be $2,014.20.

ASSESSED VALUE X MILL LEVY = TAXES

The 2011 taxes are levied January 1, 2012. Taxes may be paid to the Douglas County Treasurer in two equal payments: the first is due by the last working day in February and the second is due by June 15, 2012. If the tax is paid in full, it is due by April 30, 2012.

2011 Abstract of Assessment and Summary of Tax Levies

Douglas County Courthouse 1874—1889

Douglas County Courthouse 1889—1978

Courthouse / Administration Building 1979—Current

Teri Cox, Assessor
301 Wilcox Street
Castle Rock, CO
80104

Visit our website at:
www.douglas.co.us/assessor

2011 Abstract of Assessment

CLASSIFICATION	ASSESSED VALUE
Vacant Land	
Residential	141,704,960
Commercial	75,594,840
Industrial	4,872,610
PUD	428,600
All Other	20,126,220
Total Vacant Land	**242,727,230**
Residential	
Single Family	2,413,491,690
Multi-Family	109,419,730
Condominiums	81,126,970
Mfg Housing	563,220
Personal Property	2,165,460
Total Residential	**2,606,767,070**
Commercial	
Possessory Interests	50,460
Merchandising	431,658,430
Lodging	27,300,050
Offices	276,959,240
Recreation	46,167,720
Special Purpose	291,848,550
Warehouse/Storage	53,313,750
Multi-Use	573,980
Commercial Condominiums	15,791,400
Personal Property	234,016,380
Total Commercial	**1,377,679,960**
Industrial	
Contract/Service	69,208,290
Manufacturing/Processing	17,116,550
Industrial Condominiums	13,605,110
Personal Property	7,908,690
Total Industrial	**107,838,640**
Agricultural	
Possessory Interests	790
Irrigated Farm Land	149,990
Dry Farm Land	627,470
Meadow Land	160,660
Grazing Land	1,593,760
Forest Land	55,390
Waste Land	290
All Other	1,204,000
Agricultural Improvements	13,159,270
Total Agricultural	**16,951,620**
Natural Resources	
Earth or Stone Products	296,000
Natural Resources	65,370
Severed Mineral Interests	61,420
Personal Property	3,290
Total Natural Resources	**426,080**

CLASSIFICATION	ASSESSED VALUE
State Assessed	
Railroads	12,749,700
Private Car Lines	2,441,500
Telephone and Telegraph Companies	57,339,300
Mobile Telephone Companies	20,601,200
Telephone Reseller Companies	468,600
Electric Companies	40,741,200
Rural Electric	43,991,100
Gas Transmission Pipeline Companies	5,475,800
Petrochemical Pipeline Companies	898,600
Total State Assessed	**184,707,000**
Total Taxable Property	**4,537,097,600**
Exempt Property	
United States Government	194,304,020
State of Colorado	29,730,330
Douglas County	148,432,700
Political Subdivisions	416,707,260
Religious Worship	110,043,750
Educational	4,912,820
Charitable	35,309,460
Personal Property	33,475,970
All Other	12,812,700
Total Exempt Property	**985,729,010**
Grand Total	**5,522,826,610**

Our goal is equalization of assessments so that the burden of taxes may be distributed as fairly and equally as the law allows. Courteous answers and helpful assistance will always be provided by the Assessor's office to all questions and requests. We encourage you to contact our office and become knowledgeable about your assessments, or visit our website at www.douglas.co.us/assessor for full searches.

2011 Douglas County Elected Officials

District 1 Commissioner	Jack Hilbert
District 2 Commissioner	Steve Boand
District 3 Commissioner	Jill Repella
Assessor	Teri Cox
Clerk and Recorder	Jack Arrowsmith
Coroner	Lora Thomas
Sheriff	David Weaver
Surveyor	Dale Hamilton
Treasurer	Diane Holbert

2011 Tax Rates and Revenues

COUNTY	ASSD VALUE	TAX RATE	REVENUE
General	4,504,735,760	1.3965	62,908,635
Road & Bridge	4,504,735,760	0.4493	20,239,778
Social Services	4,504,735,760	0.0316	1,423,497
Dev Disabilities	4,504,735,760	0.1000	4,504,736
Total County	4,504,735,760	1.9774	89,076,646
Law Enf Auth	2,764,881,130	0.4500	12,441,965
SCHOOL DISTRICT			
General Fund	4,504,735,760	3.3341	150,192,395
Bond Fund	4,504,735,760	1.5447	69,584,653
Total School	4,504,735,760	4.8788	219,777,048
TOWNS			
Aurora	6,499,400	1.0653	69,238
Littleton	4,023,860	0.6662	26,807
Larkspur	5,968,900	1.0050	59,987
Castle Rock	580,656,140	0.1703	988,857
Parker	559,435,320	0.2602	1,455,651
Lone Tree	444,719,970	0.0000	0
Castle Pines	139,166,640	0.4500	626,250

Tax Increment Financing (TIF) Districts

Tax Increment Financing (TIF) laws enable municipalities to form entities that collect property tax revenue based on valuation increases from new investments within a designated area (TIF district). Once a TIF district is established, property tax revenue attributed to new assessed value within the district accrues to the entity rather than the traditional taxing authorities. The figures below are the tax dollars for each authority that will be diverted to the TIF districts in Douglas County for 2011 taxes (payable in 2012).

	Castle Rock DDA	Parker URA
Douglas County Government	$ 16,822	$ 49,345
Douglas County Schools - General Fund	$ 28,364	$ 83,200
Douglas County Schools - Bond Fund	$ 13,141	$ 38,547
Town of Castle Rock	$ 1,449	0
Town of Parker	0	$ 6,493
Douglas County Public Library District	$ 3,437	$ 10,081
Parker Fire Protection District	0	$ 35,625
Parker Water & Sanitation District	0	$ 25,078
Cherry Creek Basin Water Quality Authority	0	$ 1,248
Urban Drainage & Flood Control District	0	$ 1,412
Urban Drainage & Flood South Platte	0	$ 142
Cedar Hill Cemetery	$ 126	0
Pine Bluffs Metro District	0	$ 2

SERVICE DISTRICTS *Active Districts Only	Regular Assd Value	Tax Rate	Revenue
Airport Vista Metro Dist #1	40	0.0000	0
Airport Vista Metro Dist #2	18,080	1.5000	271
Antelope Heights Metro	12,376,950	4.5553	563,807
Arapahoe Water & WW PID	4,560	2.2400	102
BMR Metropolitan Dist	240	0.0000	0
Canterberry Crossing	23,594,350	3.3645	793,832
Canterberry Crossing II	19,050,050	3.8500	733,427
Castle Oaks Metro District	8,836,030	5.0000	441,802
Castle Oaks Metro Dist #2	172,120	2.5000	4,303
Castle Oaks Metro Dist #3	1,627,230	4.4000	71,598
Castle Pines Comm #1	154,830	0.0000	0
Castle Pines Comm #2	3,066,040	0.0000	0
Castle Pines Comm #3	6,772,340	3.0000	203,170
Castle Pines Comm #4	4,797,500	0.0000	0
Castle Pines Comm #5	2,819,140	0.0000	0
Castle Pines Metro Dist	135,933,040	3.3834	4,599,158
Castle Pines North Metro	130,150,150	4.1000	5,336,156
Castle Rock DDA	42,484,820	0.3000	127,454
Castle Rock Fire	69,591,650	0.6900	480,182
Castleton Center W & S	7,174,980	0.0376	2,698
Castlewood Ranch Metro	25,238,930	4.5000	1,135,752
Cedar Hill Cemetery	861,232,320	0.0149	128,324
Centennial Water & San	410	0.0000	0
Chatfield South Water	4,823,440	1.0952	52,826
Cherokee Ridge Estates	4,087,060	5.0000	204,353
Cherry Creek Basin Water Quality	1,676,940,570	0.0500	838,470
Cherry Creek South #1	36,057,000	2.1914	790,153
Cherry Creek South #2	2,231,350	3.5000	78,097
Colorado Horse Park Metro	81,480	0.0000	0
Compark Bus. Campus	33,425,710	4.5758	1,529,494
Compark Bus Cmps Debt Svc	2,303,970	1.8810	43,338
Compark Bus Cmps Debt Svc 2	257,450	1.6190	4,168
Concord Metro Dist	17,997,980	2.9000	521,941
Consolidated Bell Mtn Rn	13,888,190	7.8869	1,095,348
Cottonwood Metro	37,672,370	0.8800	331,517
Cottonwood Water & San	77,469,400	2.7000	2,091,674
Crowfoot Valley Ranch #1	30,700	0.0000	0
Crowfoot Valley Ranch #2	335,850	7.6750	25,776
Crystal Crossing Metro	1,898,340	6.0230	114,337
Crystal Valley Metro #1	29,820	5.5940	1,668
Crystal Valley Metro #1 dbt Svc	3,360	0.0000	0
Crystal Valley Metro #2	14,771,930	5.5940	826,342
Dawson Ridge Metro #1	92,400	4.5000	4,158
Dawson Ridge Metro #2	4,570	4.5000	206
Dawson Ridge Metro #3	74,490	4.5000	3,352
Dawson Ridge Metro #4	4,640	4.5000	209
Dawson Ridge Metro #5	50	4.5000	2
Denver SE Sub W & S	163,524,840	0.0000	0
DC Soil Conservation	4,324,536,600	0.0000	0
DC Woodmoor Mtn Gen	2,176,490	0.8832	19,223
Dominion Water & San	40	0.0000	0
Douglas County Public Library	4,504,735,760	0.4040	18,199,132
E-470 Potomac Metro	5,065,170	4.5737	231,666
E-470 Public Hwy Auth	574,306,800	0.0000	0