

ASSESSMENT INFORMATION

Notices of increased valuation are mailed to land and building owners by May 24 each year.
 Notices of increased valuation are mailed to personal property owners by June 20 each year.
 For 1987, property is appraised at 1985 actual value; residential property is appraised at 18 per cent and all other property is assessed at 29 per cent thereof, according to law.

1987 Real Property Appeals

The Assessor will hear objections concerning land and building valuation beginning the first working day of June and concluding by June 25. The Assessor cannot by law hear objections for 1987 land and building assessments after June 25, 1987.

If your valuation is in excess of 18 per cent of the actual 1985 value for residential or 29 per cent for other property, please notify the Assessor so adjustments can be made on 1987 valuations. The Assessor is always willing to answer any questions pertaining to property assessment.

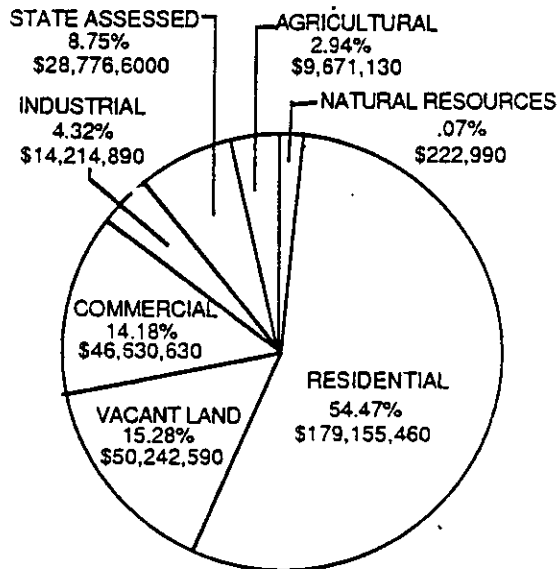
The goal of the Assessor is equalization of assessments so that the burden of taxes may be distributed as fairly and equally as the law allows.

1987 Personal Property Appeals

The Assessor will hear objections concerning personal property valuation beginning June 20, and concluding by July 10. The Assessor cannot by law hear objections for 1987 personal property assessments after July 10, 1987.

This abstract is compiled by the County Assessor's office and is distributed to taxpayers and all others interested. Please review it carefully and file for future reference.

DISTRIBUTION OF VALUATION BY CLASSIFICATION



GENERAL INFORMATION

The aim and endeavor of the Assessor is to make a just assessment of property, in order to insure that the burden of taxes is distributed equally in accordance with the amount of property each taxpayer owns. In an effort to equalize the assessments among all property owners, this office will continue a thorough reappraisal program. We appreciate all the assistance you can offer, and thank you in advance for your cooperation with this effort.

It is the duty of the Assessor to list, as nearly as possible, all assessable property in the county, and to make an equitable assessment of the same at a value as near the actual cash value as it is possible to determine; then to certify the valuations to the various tax levying boards.

PLEASE REMEMBER THE ASSESSOR HAS ABSOLUTELY NOTHING TO DO WITH SETTING ANY TAX LEVY

*County Tax is levied by the Board of Commissioners.
 City and Town Tax is levied by City and Town Officials.
 Special District Tax is levied by District Directors.
 School Tax is levied by the District School Board.*

After the levies are received by this office, it is the duty of the Assessor to extend the taxes upon the property as assessed, and then certify and deliver the tax roll to the County Treasurer for collection according to law.

IMPORTANT INFORMATION

All property, except that specifically exempted by law, is subject to taxation, and it is the responsibility of the owner to see that it is listed with the Assessor.

Please feel free to contact this office with any question you may have pertaining to your valuation.

TAX INFORMATION

1986 taxes are due January 1, 1987. Taxes may be paid in two equal payments. To avoid penalties, the first half must be paid prior to March 1st and the second must be paid prior to August 1st, or if taxes are paid in full April 30th, no interest is charged.

If the first half becomes delinquent but the full tax is paid prior to May 1st, no penalty for such delinquency will be charged.

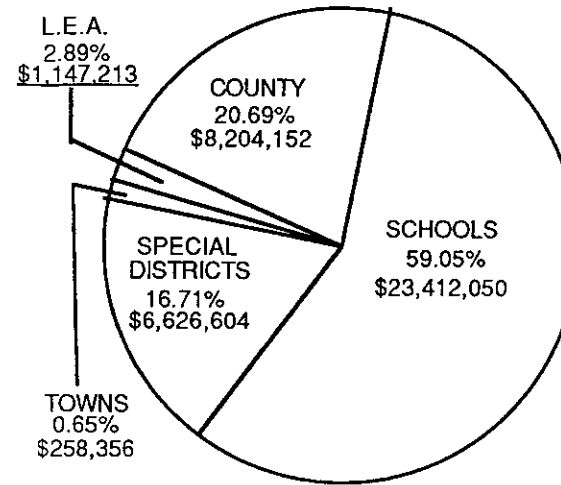
All unpaid taxes become delinquent August 1st, and bear interest thereafter at the rate of 12 per cent per annum until property is sold.

Senate Bill 114 (1973 C.R.S.) requires full payment of taxes totaling less than \$25.00, and such taxes shall be paid no later than the last day of April.

Ginger Chase
County Assessor

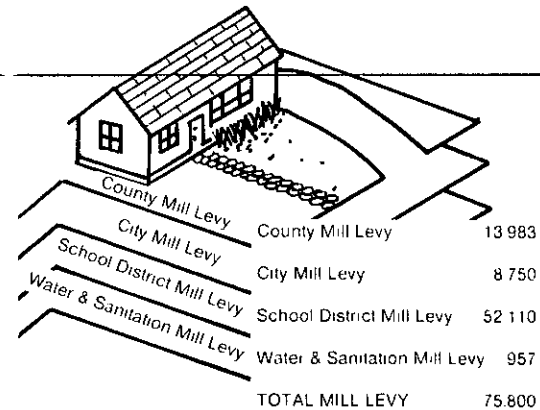
1986 DISTRIBUTION OF TAXES

ALLOCATION OF YOUR PROPERTY TAX DOLLAR



MILL LEVY

Where you live within a county determines the taxing jurisdictions to which you will pay your taxes.



Mr. Smith's home is provided services by four taxing jurisdictions:

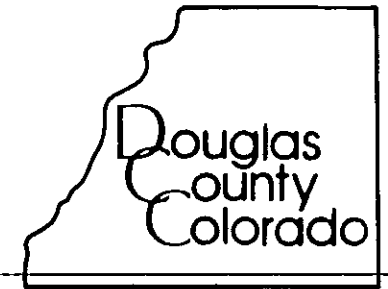
PROPERTY TAXES

The Total Mill Levy which is applied to Mr. Smith's home is 75.80 mills.

$$\text{Assessed Value} \times \text{Mill Levy} = \text{Property Taxes}$$

$$\$9,450 \times .07580 = \$716.31 \text{ (Tax Bill)}$$

Abstract of Assessment And Levies 1986



Ginger K. Chase
Douglas County Assessor

301 Wilcox, Suite 201
Castle Rock, CO 80104
688-6260

**ABSTRACT OF ASSESSMENT
DOUGLAS COUNTY, COLORADO
1986**

CLASSIFICATION VALUATION

VACANT LAND50,242,590

RESIDENTIAL
Improved Land.....28,851,750
Improvements.....149,800,170
Mobile Homes.....503,540
TOTAL.....179,155,460

COMMERCIAL
Improved Land8,241,680
Improvements26,936,470
Personal Property11,452,480
TOTAL46,630,630

INDUSTRIAL
Improved Land2,538,310
Improvements6,619,820
Personal Property5,056,760
TOTAL.....14,214,890

AGRICULTURAL
Irrigated Farm Land338,640
Dry Farm Land444,700
Meadow Hay Land44,280
Grazing Land1,545,140
Other Land44,680
Agricultural Imps7,253,690
TOTAL.....9,671,130

NATURAL RESOURCES (Non-Metallic)
Earth/Stone Products138,520
Timber7,920
Severed Mineral76,550
Personal Property0
TOTAL.....222,990

NATURAL RESOURCES (Metallic)
None

THE ASSESSOR'S OFFICE is ready at all times to give courteous answers to inquiries pertaining to taxation and to adjust erroneous or illegal assessments. Please contact the ASSESSOR'S OFFICE if there is any question about your assessment.

SUMMARY

TOTAL ASSESSMENT
OF REAL PROPERTY283,589,070

TOTAL ASSESSMENT OF
PERSONAL PROPERTY16,509,240

TOTAL ASSESSMENT BY
COUNTY ASSESSOR300,098,310

PUBLIC UTILITIES BY
STATE ASSESSMENT28,776,600

GRAND TOTAL
ASSESSED VALUATION328,874,910

TOTAL EXEMPT
PROPERTY24,540,280

TOTAL ASSESSED AND
EXEMPT PROPERTY353,415,190

LEVIES AND REVENUES

NEW GROWTH VALUATIONS *			
SCHOOL DISTRICT	VALUATION	LEVY	REVENUE
General Fund	320,449,630	52.060	16,682,608
Capital Res.	320,449,630	4.000	1,281,799
Bond Redemption	320,449,630	15.500	4,966,969
Insurance Reserve	320,449,630	1.500	480,674
TOTAL	320,449,630	73.060	23,412,050
NEW GROWTH	8,364,349		

COUNTY

General Fund	320,449,630	13.304	4,263,262
Road /Bridge	320,449,630	9.993	3,202,254
Social Service	320,449,630	.475	152,214
Library Fund	320,449,630	1.500	480,674
Debt Service	320,449,630	.330	105,748
TOTAL	320,449,630	25.602	8,204,152
NEW GROWTH	8,364,349		

LEA 262,220,160 4.375 1,147,213
NEW GROWTH 6,658,596

TOWNS

Castle Rock	40,488,260	5.991	242,565
New Growth	949,250		
Larkspur	648,210	15.000	9,723
New Growth	-0-		
Littleton	655,000	9.265	6,068
New Growth	-0-		
Parker	16,385,460	0.0	-0-
New Growth	756,503		

SPECIAL DISTRICTS

NAME	REG.ASSD.		N.G. ASSD.	
	VALUATION	REVENUE	LEVY	VALUATION
Antelope Springs Water & San	5,273	-0-	0.0	-0-
Bald Mountain Fire	1,104,200	8,834	8.000	-0-
Bell Mtn Master Metro	7,790	195	25.000	-0-
Bell Mtn Ranch Phase 2 Metro	4,500	113	25.000	-0-
Bell Mtn Ranch Phase 3 Metro	11,830	296	25.000	-0-
Bell Mtn Ranch Pk & Rec Metro	25,520	255	10.000	-0-
Castle Pines Metropolitan	10,209,690	204,194	20.000	371,572
Castle Pines North Metro	2,678,150	49,894	18.630	441,017
Castle Rock Fire	11,052,660	47,305	4.280	96,629
Castleton Water & San	389,780	1,836	4.710	-0-
Castlewold Fire	22,438,500	196,449	8.755	625,563
Cedar Hill Cemetery	68,379,990	63,525	0.929	1,380,611
Centennial Water & San	5,910	-0-	0.000	-0-
Cherry Creek So Metro #1	15,220	457	30.000	-0-
Cherry Creek So Metro #2	2,900	87	30.000	-0-
Cottonwood Metropolitan	8,622,130	103,465	12.000	171,780
Cottonwood Water & San	8,622,130	98,293	11.400	171,780
Dawson Ridge Metro #1	17,100	410	24.000	-0-
Dawson Ridge Metro #2	4,410	106	24.000	-0-
Dawson Ridge Metro #3	22,400	538	24.000	-0-
Dawson Ridge Metro #4	2,460	59	24.000	-0-
Dawson Ridge Metro #5	6,210	149	24.000	-0-
Denver SE Suburb Water & San	23,618,180	354,273	15.000	230,895
Dolly-O Water & San	85,010	-0-	0.000	-0-
Franktown Fire	20,847,480	132,756	6.368	290,368
Highlands Ranch Metro #1	25,777,650	644,441	25.000	2,412,496
Highlands Ranch Metro #2	8,832,200	220,805	25.000	1,008,542
Highlands Ranch Wtr & San#1	25,777,650	257,776	10.000	2,412,496
Highlands Ranch Wtr & San#2	8,832,200	88,318	10.000	1,008,542
Highlands Ranch Wtr & San#3	5,910	-0-	0.000	-0-
Highlands Ranch Wtr & San#4	5,910	-0-	0.000	-0-
Highlands Ranch Wtr & San#5	5,910	-0-	0.000	-0-
Highlands Ranch Wtr & San#6	5,910	-0-	0.000	-0-
Inverness Metro Imp Dist	12,478,150	336,910	27.000	77,165
Inverness Water & San	12,478,150	199,650	16.000	77,165
Jackson-105 Fire Protection	6,803,810	43,654	6.416	62,099
Larkspur Fire Protection	14,455,550	135,882	9.400	77,909
Littleton Fire	1,461,700	11,650	7.970	-0-
Louviers Fire	12,324,390	105,238	8.499	65,608
McArthur Ranch Metro & Rec	1,008,810	3,926	3.892	9,670
Meadows Metro #1	5,710	171	30.000	-0-
Meadows Metro #2	4,540	136	30.000	-0-
Meadows Metro #3	1,990	60	30.000	-0-
Meadows Metro #4	3,040	91	30.000	-0-
Meadows Metro #5	9,220	277	30.000	-0-

SPECIAL DISTRICTS cont'd

Meadows Metro #1	5,710	171	30.000	-0-
Meadows Metro #2	4,540	136	30.000	-0-
Meadows Metro #3	1,990	60	30.000	-0-
Meadows Metro #4	3,040	91	30.000	-0-
Meadows Metro #5	9,220	277	30.000	-0-
Meadows Metro #6	3,440	103	30.000	-0-
Meadows Metro #7	3,100	93	30.000	-0-
Meadows Metro #8	81,860	2,456	30.000	-0-
Meridian Metro	6,214,530	217,509	35.000	-0-
North Central Fire	13,610,610	99,915	7.341	648,680
Park Meadows Metro	11,119,350	21,268	19.000	579,277
Parker Fire	105,351,740	1,165,401	11.062	1,632,331
Parker Propt Metro #1	4,290	129	30.000	-0-
Parker Water & San	20,996,320	218,866	10.424	708,957
Perry Park Metro	6,661,320	50,180	7.533	32,977
Perry Park Water	46,970	1,882	37.675	-0-
Perry Park Water & San	8,612,340	379,313	44.043	47,649
Plum Creek Metro	789,030	23,671	30.000	-0-
Regional Transportation	145,427,309	-0-	0.000	5,091,234
Roxborough Park Fire	4,216,017	33,728	8.000	174,354
Roxborough Park Metro	4,216,020	115,140	27.310	174,354
Roxborough Village Metro	7,640	38	5.000	56,859
Silver Heights Water & San	1,701,950	29,185	17.148	-0-
So Sub Metro Rec & Park	21,300,150	106,501	5.000	625,563
Southgate Sanitation	23,227,360	28,570	1.230	723,876
Southgate Water	23,227,360	166,773	7.180	723,876
South Park Metro	400,180	12,005	30.000	-0-
SW Metro Water & San	1,410,010	13,067	9.267	-0-
Stonegate Center Metro	268,970	9,414	35.000	-0-
Stonegate Village Metro	112,430	3,935	35.000	-0-
Thunderbird Water & San	2,361,530	43,806	18.550	5,031
Upper Cherry Creek Metro	906,060	19,027	21.000	221,934
Upper S Platte Water Cns	2,442,370	357	0.146	12,040
Urban Drainage & Flood Ctrl	150,067,680	150,068	1.000	5,428,381
Vesta Water & San	49,895	-0-	0.000	-0-
Villages @ CR Metro #1	2,150,300	90,312	42.000	605,027
Villages @ CR Metro #2	6,300	265	42.000	-0-
Villages @ CR Metro #3	11,330	367	32.390	-0-
Villages @ CR Metro #4	14,020	589	42.000	-0-
Villages @ CR Metro #5	15,670	658	42.000	-0-
Villages @ CR Metro #6	3,200	134	42.000	-0-
Villages @ CR Metro #7	802,080	33,687	42.000	91,661
Villages @ CR Metro #8	27,480	1,154	42.000	-0-
Villages @ CR Metro #9	1,510	63	42.000	-0-
West Douglas Fire	9,192,430	82,878	9.016	20,059
West Creek Lakes Water	429,390	11,937	27.800	1,401
Westfield Metro #1	8,330	167	20.000	-0-
Westfield Metro #2	26,220	524	20.000	-0-

* NEW GROWTH VALUATIONS (HB1006) refer to the provisions of CRS 39-5-132 implemented by Douglas County which provides for the inclusion of New Construction occurring after January 1 and prior to July 1 in the tax roll for the current year.

The intent of this legislation is to mitigate the impact of growth in the local schools by adding the value of newly constructed buildings to the tax roll earlier. The revenue generated from the affected properties will be utilized for capital improvements for all local taxing entities.

Abstract of Assessments and Levies for Douglas County, Colorado for 1986, as approved by the County Board of Equalization, Colorado Division of Property Taxation, and the State Board of Equalization.