

♦ **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 1988 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.

1988 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 1988 land and building assessments after June 25, 1988.

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 1988 valuations. The Assessor is always willing to answer any questions pertaining to property assessment.

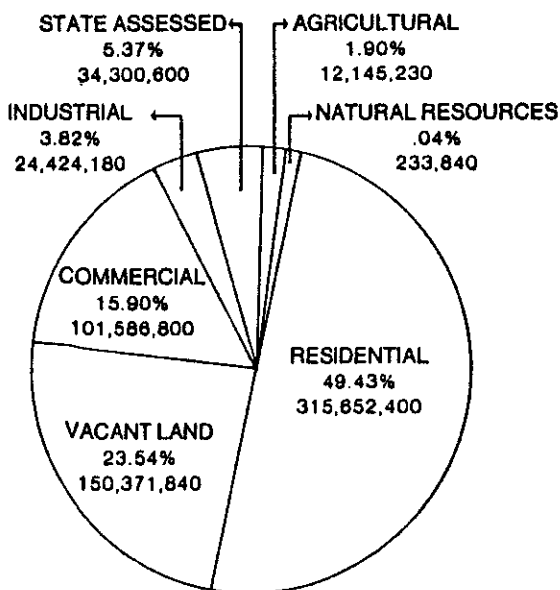
The goal of the Assessor is equalization of assessments so that the burden of taxes may be distributed as fairly and equally as the law allows.

1988 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 1988 personal property assessments after July 10, 1988.

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 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 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

1987 taxes are due January 1, 1988. Taxes may be paid in two separate payments. To avoid penalties, the first half must be paid prior to March 1st and the second half must be paid prior to August 1st, or if taxes are paid in full by April 30th, no interest is charged.

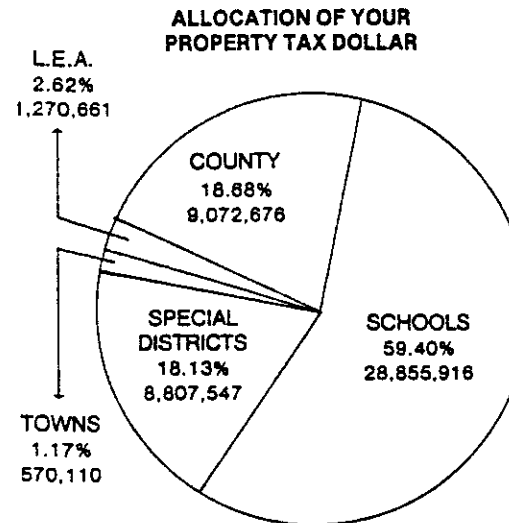
If the first half becomes delinquent but the full tax is paid prior to May 1st, no penalty for such delinquency will be charged.

All unpaid taxes are considered delinquent August 1st, and will subsequently be sold at the Treasurer's annual tax sale as mandated by state statute.

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.

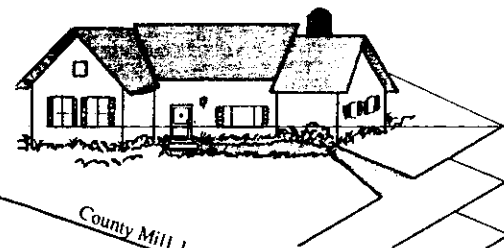
Ginger Chase
County Assessor

1987 DISTRIBUTION OF TAXES



♦ **MILL LEVY** ♦

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



County Mill Levy	County Mill Levy	14.463
City Mill Levy	City Mill Levy	2.00
School District Mill Levy	School District Mill Levy	46.00
Water & Sanitation Mill Levy	Water & Sanitation Mill Levy	8.80
TOTAL MILL LEVY		71.263

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

PROPERTY TAXES

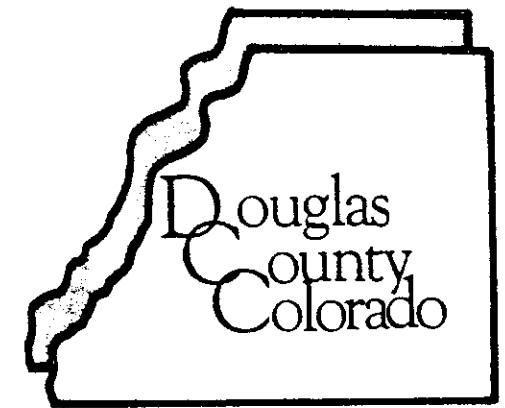
The Total Mill Levy which is applied to Mr. Smith's home is 71.263 mills.

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

$$\$15,553 \times .071263 = 1,108.35$$

Abstract of Assessment
And Levies

1-9-8-7



Ginger K. Chase
Douglas County Assessor

301 Wilcox, Suite 201
Castle Rock, CO 80104
660-7450

**ABSTRACT OF ASSESSMENT
DOUGLAS COUNTY, COLORADO
1988**

CLASSIFICATION	VALUATION
VACANT LAND	150,371,840
RESIDENTIAL	
Improved Land	76,794,800
Improvements	238,198,660
Mobile Homes	658,940
TOTAL	315,652,400
COMMERCIAL	
Improved Land	27,179,670
Improvements	56,486,410
Personal Property	17,920,720
TOTAL	101,586,800
INDUSTRIAL	
Improved Land	6,571,300
Improvements	10,515,290
Personal Property	7,337,590
TOTAL	24,424,180
AGRICULTURAL	
Irrigated Farm Land	280,710
Dry Farm Land	422,230
Meadow Hay Land	40,090
Grazing Land	1,744,160
Other Land	640,230
Agricultural Imps	9,017,810
TOTAL	12,145,230
NATURAL RESOURCES (Non-Metalic)	
Earth/Stone Products	117,710
Severed Mineral	116,130
Personal Property	0
TOTAL	233,840
NATURAL RESOURCES (Metalic)	
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 PROPERTY	579,155,980
TOTAL ASSESSMENT OF PERSONAL PROPERTY	25,258,310
TOTAL ASSESSMENT BY COUNTY ASSESSOR	604,414,290
TOTAL TAXABLE PROPERTY	34,300,600
STATE ASSESSED PROPERTY	638,714,890
TOTAL EXEMPT PROPERTY	86,904,470
TOTAL ASSESSED AND EXEMPT PROPERTY	725,619,360

LEVIES AND REVENUES

NEW GROWTH VALUATIONS*

SCHOOL

DISTRICT	VALUATION	LEVY	REVENUE
General Fund	627,302,520	33.110	20,769,986
Capital Res.	627,302,520	2.420	1,518,072
Bond Redemption	627,302,520	9.560	5,997,012
Insurance Reserve	627,302,520	.910	570,845
TOTAL	627,302,520	46.000	28,855,916
NEW GROWTH	11,655,302		

COUNTY

General Fund	627,302,520	7.260	4,554,216
Road/Bridge	627,302,520	5.454	3,421,308
Social Service	627,302,520	.304	190,700
Library Fund	627,302,520	.808	506,860
Debt Service	627,302,520	.637	399,592
TOTAL	627,302,520	14.463	9,072,676
NEW GROWTH	11,665,302		
LEA	503,630,810	2.523	1,270,661
NEW GROWTH	9,249,272		

TOWNS

Castle Rock	78,586,810	5.853	459,969
New Growth	881,410		
Larkspur	1,379,510	13.829	19,077
New Growth	-0-		
Littleton	1,949,330	4.780	9,318
New Growth	-0-		
Parker	40,873,120	2.000	81,746
New Growth	1,533,906		

SPECIAL DISTRICTS

NAME VALUATION	REG. ASSD.	REVENUE	LEVY	N.G. ASSD.	VALUATION
Antelope Springs Water & San	9,370	-0-	-0-	-0-	-0-
Bald Mountain Fire	1,862,730	9,643	5.177	10,239	-0-
Bell Mtn Ranch Master Metro	8,660	206	23.745	-0-	-0-
Bell Mtn Ranch Phase 2 Metro	5,580	119	21.384	-0-	-0-
Bell Mtn Ranch Phase 3 Metro	12,310	312	25.376	-0-	-0-
Bell Mtn Ranch Pk & Rec Metro	26,350	269	10.135	-0-	-0-
Castle Pine Comm Metro #1	60,260	-0-	-0-	-0-	-0-
Castle Pines Comm Metro #2	368,700	-0-	-0-	-0-	-0-
Castle Pines Comm Metro #3	148,030	-0-	-0-	-0-	-0-
Castle Pines Comm Metro #4	118,040	-0-	-0-	-0-	-0-
Castle Pines Comm Metro #5	308,220	-0-	-0-	-0-	-0-
Castle Pines Metropolitan	27,425,560	548,511	20.000	121,693	-0-
Castle Pines North Metropolitan	11,151,040	64,609	5.794	507,077	-0-
Castle Rock Fire	18,262,270	51,847	2.839	306,730	-0-
Castle Rock Water & San.	1,175,300	1,836	1.562	-0-	-0-
Castlewood Fire	74,022,210	270,107	3.649	1,616,622	-0-
Cedar Hill Cemetery	135,429,820	70,017	0.517	1,053,690	-0-
Centennial Water & Sanitation	4,990	-0-	-0-	-0-	-0-
Cherry Creek So Metro #1	14,620	291	19.900	-0-	-0-
Cherry Creek So Metro #2	40	-0-	-0-	-0-	-0-
Cottonwood Metropolitan	14,399,020	131,031	9.100	424,678	-0-
Cottonwood Water & Sanitation	14,416,130	126,862	8.800	424,678	-0-
Crystal Valley Metro #1	21,310	639	30.000	-0-	-0-
Crystal Valley Metro #2	4,320	130	30.000	-0-	-0-
Dawson Ridge Metro #1	160,040	4,801	30.000	-0-	-0-
Dawson Ridge Metro #2	31,910	957	30.000	-0-	-0-
Dawson Ridge Metro #3	241,710	7,251	30.000	-0-	-0-
Dawson Ridge Metro #4	3,940	91	30.000	-0-	-0-
Dawson Ridge Metro #5	56,760	1,703	30.000	-0-	-0-
Denver SE Suburban Water & San	39,864,540	398,645	10.000	398,185	-0-
Dolly-O Water & San.	73,140	3,657	50.000	-0-	-0-
Franktown Fire	37,760,780	147,720	3.912	411,381	-0-
Highlands Ranch Metro #1	37,760,780	1,014,755	16.750	1,148,128	-0-
Highlands Ranch Metro #2	27,125,420	454,351	16.750	2,767,761	-0-
Highlands Ranch Water & San. #1	60,582,410	393,786	6.500	1,148,128	-0-
Highlands Ranch Water & San. #2	27,125,420	178,315	6.500	2,767,761	-0-
Highlands Ranch Water & San. #3	1,468,170	17,618	12.000	112,431	-0-
Highlands Ranch Water & San. #4	4,320	-0-	-0-	-0-	-0-
Highlands Ranch Water & San. #5	4,320	-0-	-0-	-0-	-0-
Highlands Ranch Water & San. #6	-0-	-0-	-0-	-0-	-0-
Inverness Metro Improvement Dist	20,091,340	271,233	13.500	-0-	-0-
Inverness Water & San.	20,091,340	160,731	8.000	-0-	-0-
Jackson-105 Fire Protection	12,158,710	49,887	4.103	36,230	-0-
Larkspur Fire Protection	25,683,520	146,730	5.713	79,468	-0-
Littleton Fire	2,547,380	11,336	4.450	-0-	-0-
Louviers Fire	19,805,450	111,844	5.734	36,342	-0-

SPECIAL DISTRICTS cont'd

Maheer Ranch Metro #1	10	-0-	-0-	-0-	-0-
Maheer Ranch Metro #2	109,860	-0-	-0-	-0-	-0-
Maheer Ranch Metro #3	76,000	-0-	-0-	-0-	-0-
Maheer Ranch Metro #4	68,640	-0-	-0-	-0-	-0-
Maheer Ranch Metro #5	16,220	-0-	-0-	-0-	-0-
McArthur Ranch Metro & Rec	1,797,330	3,963	2.205	13,944	-0-
Meadows Metro #1	7,890	174	22.000	-0-	-0-
Meadows Metro #2	9,080	200	22.000	-0-	-0-
Meadows Metro #3	7,370	162	22.000	-0-	-0-
Meadows Metro #4	3,340	73	22.000	-0-	-0-
Meadows Metro #5	8,670	191	22.000	-0-	-0-
Meadows Metro #6	5,720	126	22.000	-0-	-0-
Meadows Metro #7	10,420	229	22.000	-0-	-0-
Meadows Metro #8	154,990	-0-	-0-	-0-	-0-
Meridian Metro	18,828,240	263,595	14.000	621,741	-0-
North Central Fire	-0-	-0-	-0-	-0-	-0-
Park Meadows Metro	28,529,020	313,819	11.000	928,094	-0-
Parker Fire	196,265,720	1,586,612	8.084	3,338,654	-0-
Parker Propt Metro #1	679,670	14,999	22.068	263,662	-0-
Parker Water & San	44,914,540	245,593	5.468	1,540,907	-0-
Perry Park Metro	9,360,390	4,955	5.871	54,002	-0-
Perry Park Water	301,210	5,835	19.372	-0-	-0-
Perry Park Water & San	14,616,710	385,370	26.365	72,503	-0-
Pinery East Metro	870,400	8,704	10.000	-0-	-0-
Plum Creek Metro	939,380	20,671	22.000	-0-	-0-
Regional Transportation	291,029,090	-0-	-0-	7,172,382	-0-
Roxborough Park Fire	12,950,700	-0-	-0-	1,012,311	-0-
Roxborough Park Metro	12,950,700	191,916	14.819	1,012,311	-0-
Roxborough Village Metro	3,469,050	17,345	5.000	907,400	-0-
Silver Heights Water & San	2,788,660	-0-	-0-	-0-	-0-
So Sub Metro Rcc & Park	38,981,800	123,182	3.160	928,094	-0-
Southgate Sanitation	47,212,360	54,341	1.151	1,062,516	-0-
Southgate Water	47,212,360	151,032	3.199	1,062,516	-0-
South Park Metro	1,338,040	22,747	17.000	-0-	-0-
SW Metro Water & San	2,544,460	12,107	4.758	-0-	-0-
Stonagate Center Metro	361,500	9,399	26.000	-0-	-0-
Stonagate Village Metro	1,819,710	27,296	15.000	234,085	-0-
Thunderbird Water & San	4,024,020	44,385	11.030	29,764	-0-
Upper Cherry Creek Metro	3,085,290	26,703	8.655	153,106	-0-
Upper S. Platte Water Cns	3,626,990	305	0.084	14,120	-0-
Urban Drainage & Flood Ctrl	313,460,380	162,372	0.518	8,941,332	-0-
Vesta City Water & San	82,600	-0-	-0-	-0-	-0-
Villages @ CR Metro #1	7,913,120	237,394	30.000	296,832	-0-
Villages @ CR Metro #2	15,130	454	30.000	-0-	-0-
Villages @ CR Metro #3	15,030	395	26.268	-0-	-0-
Villages @ CR Metro #4	6,260	188	30.000	-0-	-0-
Villages @ CR Metro #5	23,240	694	29.872	-0-	-0-
Villages @ CR Metro #6	27,470	549	20.000	-0-	-0-
Villages @ CR Metro #7	2,118,680	63,560	30.000	56,729	-0-
Villages @ CR Metro #8	34,980	1,049	30.000	-0-	-0-
Villages @ CR Metro #9	1,840	55	30.000	-0-	-0-
West Douglas Fire	14,667,530	91,643	6.248	63,063	-0-
West Creek Lakes Water	807,650	12,594	15.593	-0-	-0-
Westfield Metro #1	139,510	176	1.263	-0-	-0-
Westfield Metro #2	25,600	553	21.599	-0-	-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 1988, as approved by the County Board of Equalization, Colorado Division of Property Taxation, and the State Board of Equalization.

