

**SPECIAL DISTRICTS cont'd**

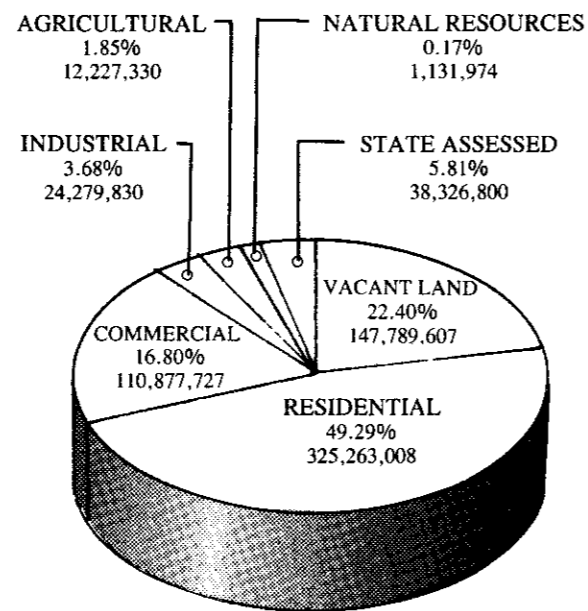
Villages @ CR Metro #7	1,933,339	61,867	32,000	52,341
Villages @ CR Metro #8	34,565	-0-	-0-	-0-
Villages @ CR Metro #9	2,277	74	32,433	-0-
West Douglas Fire	14,134,756	101,799	7,202	20,704
West Creek Lakes Water	746,606	14,190	19,006	-0-
Westfield Metro #1	142,213	196	1,380	-0-
Westfield Metro #2	28,709	615	21,424	-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 school 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 ASSESSMENT AND LEVIES FOR DOUGLAS COUNTY, COLORADO FOR 1989, HAS BEEN APPROVED BY THE COUNTY BOARD OF EQUALIZATION, COLORADO DIVISION OF PROPERTY TAXATION, AND THE STATE BOARD OF EQUALIZATION.

**DISTRIBUTION OF VALUATION BY CLASSIFICATION**



**GENERAL INFORMATION**

It is the Assessor's duty, as prescribed by Colorado State Statutes, to uniformly and equitably arrive at assessed valuations on all property located within his or her jurisdiction. For the years 1989-1990 all property will reflect a value as of June 30, 1988. Residential property is assessed at 15 percent and all other property is assessed at 29 percent.

Notice of changed valuations for real property are mailed to land and building owners by May 15 of each year. The assessor will hear objections beginning on May 16 and will conclude said hearings by June 15. Notice of increased valuations for personal property owners are mailed by June 5 each year. The Assessor will conclude said hearings by July 5. The Assessor, by law, cannot hear objections for personal property assessments after July 5.

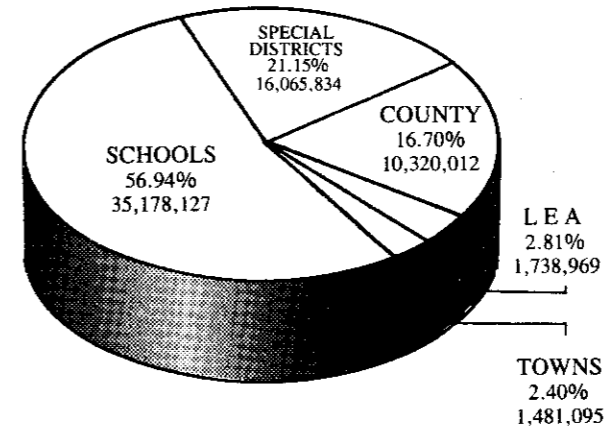
The assessor does not set taxes. The school taxes are levied by the School District Board; the Special District taxes are levied by the Special District Directors; and the County tax is levied by the Board of Commissioners. After the various mill levies are received by the Assessor, it is the Assessor's duty to compute the taxes upon the assessed valuation of the property and then certify and deliver the tax roll to the County Treasurer for collection.

Taxes are due January 1st and may be paid in two equal payments. To avoid interest charges, the first half must be paid by February 28; the second half must be paid by July 31. If the taxes are to be fully paid in one installment, payment must be received by April 30.

**IMPORTANT INFORMATION**

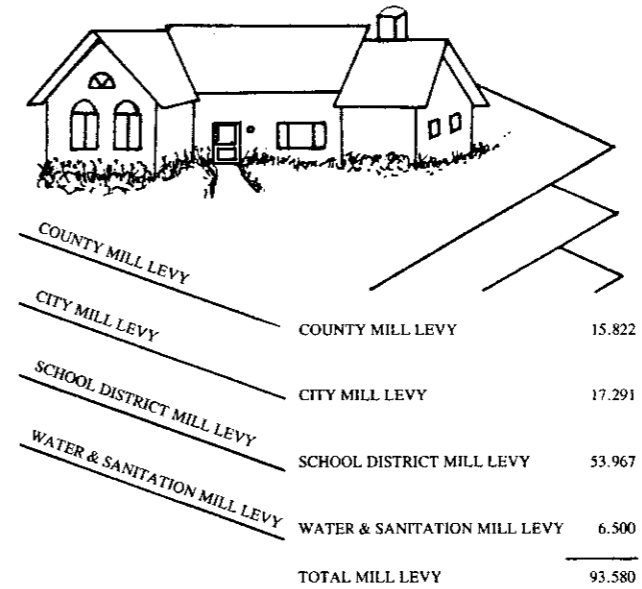
All property, except that specifically exempted by law, is subject to taxation, and it is the responsibility of the owner to see that it is listed with the Assessor. Please feel free to contact this office with any questions you may have pertaining to your valuation.

**1989 DISTRIBUTION OF TAXES ALLOCATION OF YOUR PROPERTY TAX DOLLAR**



**• MILL LEVY •**

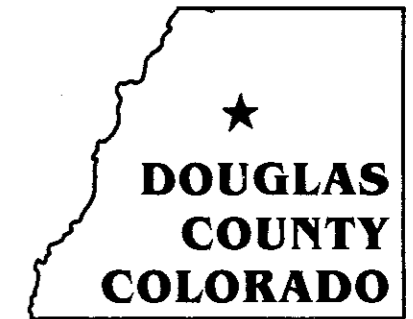
• Where you live within a county determines the taxing jurisdictions to which you will pay your taxes.



**PROPERTY TAXES**

The Total Mill Levy which is applied to Mr. Smith's home is 93.58 mills.  
 Assessed Value x Mill Levy = Property Taxes  
 \$15,552 x .09358 = \$1,455.36

**ABSTRACT OF ASSESSMENT AND SUMMARY OF LEVIES 1989**



*Ginger K. Chase*  
**Douglas County Assessor**

301 Wilcox  
 Castle Rock, CO 80104  
 660-7450

**ABSTRACT OF ASSESSMENT  
AND SUMMARY OF LEVIES  
DOUGLAS COUNTY COLORADO  
1989**

**CLASSIFICATION VALUATION**

VACANT LAND . . . . . 147,789,607

**RESIDENTIAL**  
Improved Land . . . . . 72,216,494  
Improvements . . . . . 251,784,021  
Personal Property . . . . . 698,837  
Mobile Homes . . . . . 563,656  
TOTAL . . . . . 325,263,008

**COMMERCIAL**  
Improved Land . . . . . 26,578,129  
Improvements . . . . . 60,460,708  
Personal Property . . . . . 23,838,890  
TOTAL . . . . . 110,877,727

**INDUSTRIAL**  
Improved Land . . . . . 5,755,954  
Improvements . . . . . 10,550,988  
Personal Property . . . . . 7,972,888  
TOTAL . . . . . 24,279,830

**AGRICULTURAL**  
Irrigated Farm Land . . . . . 272,812  
Dry Farm Land . . . . . 388,880  
Meadow Hay Land . . . . . 74,018  
Grazing Land . . . . . 1,553,074  
Waste Land . . . . . 2,700  
Other Land . . . . . 481,698  
Agricultural Imps . . . . . 9,454,148  
TOTAL . . . . . 12,227,330

**NATURAL RESOURCES (Non-Metalic)**  
Earth/Stone Products . . . . . 191,405  
Timber . . . . . -0-  
Severed Mineral . . . . . 119,889  
Personal Property . . . . . 820,680  
TOTAL . . . . . 1,131,974

**NATURAL RESOURCES (Metalic)**  
None

The 1989 Abstract figures are based on the Douglas County Tax Roll Values of January 3, 1990.

**THE ASSESSOR'S OFFICE is ready at all times to give courteous answers to inquiries pertaining to valuation 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 . . . . . 588,238,181

TOTAL ASSESSMENT OF PERSONAL PROPERTY . . . . . 33,331,295

TOTAL ASSESSMENT BY COUNTY ASSESSOR . . . . . 621,569,476

PUBLIC UTILITIES BY STATE ASSESSMENT . . . . . 38,326,800

GRAND TOTAL ASSESSED VALUATION . . . . . 659,896,276

TOTAL EXEMPT PROPERTY . . . . . 105,899,513

TOTAL ASSESSED AND EXEMPT PROPERTY . . . . . 765,795,789

**LEVIES AND REVENUES**

**NEW GROWTH VALUATIONS (NG)\***

**SCHOOL DISTRICT VALUATION LEVY REVENUE**

General Fund	651,845,153	42.833	27,920,483
Capital Res.	-0-	-0-	-0-
Bond Redemption	651,845,153	11.134	7,257,644
Insurance Reserve	-0-	-0-	-0-
TOTAL	651,845,153	53.957	35,178,127
NEW GROWTH	8,051,123		
GRAND TOTAL	659,896,276		

**COUNTY**

General Fund	651,845,153	9.071	5,912,887
Road/ Bridge	651,845,153	5.391	3,514,097
Social Service	651,845,153	0.455	296,590
Capital Expend	651,845,153	0.306	199,465
Library Fund	651,845,153	0.941	613,386
Library Cap. Res.	651,845,153	0.153	99,732
Debt Service	651,845,153	1.130	736,585
TOTAL	651,845,153	17.447	11,372,742
NEW GROWTH	8,051,123		

LEA 521,430,113 3.335 1,738,969  
NEW GROWTH 6,986,050

**TOWNS**

Castle Rock	76,223,739	17.291	1,317,985
New Growth	570,089		
Larkspur	1,639,985	15.000	24,600
New Growth	-0-		
Littleton	1,727,887	5.885	10,169
New Growth	-0-		
Parker	50,798,737	2.526	128,318
New Growth	494,984		
Aurora	2,392	9.614	23
New Growth	-0-		

**SPECIAL DISTRICTS**

NAME	REG. ASSD. VALUATION	REVENUE	LEVY	N.G. ASSD. VALUATION
Antelope Springs Water & San.	33,442	-0-	-0-	-0-
Bald Mountain Fire	1,784,068	11,156	6.253	14,397
Bell Mtn Ranch Master Metro	8,668	217	25.034	-0-
Bell Mtn Ranch Phase 2 Metro	4,932	126	25.547	-0-
Bell Mtn Ranch Phase 3 Metro	9,573	329	34.367	-0-
Bell Mtn Ranch Pk & Rec Metro	23,173	284	12.255	-0-
Castle Pines Comm. Metro #1	18,281	-0-	-0-	-0-
Castle Pines Comm. Metro #2	27,925	-0-	-0-	-0-
Castle Pines Comm. Metro #3	41,396	-0-	-0-	-0-
Castle Pines Comm. Metro #4	23,250	-0-	-0-	-0-
Castle Pines Comm. Metro #5	99,133	-0-	-0-	-0-
Castle Pines Metropolitan	20,933,502	482,768	23.062	203,742
Castle Pines North Metro	13,187,164	303,305	23.000	314,239
Castle Rock Fire	21,310,442	55,833	2.620	435,627
Castleton Center Water & San.	1,143,523	2,000	1.749	-0-
Castlewood Fire	77,351,360	540,609	6.989	473,368
Cedar Hill Cemetery	123,129,931	83,359	0.677	840,901
Centennial Water & San.	4,930	-0-	-0-	-0-
Cherry Creek Basin	253,326,424	126,663	0.500	1,693,526
Cherry Creek So Metro #1	1,463,914	37,822	25.836	165,138
Cherry Creek So Metro #2	33	-0-	-0-	-0-
Cottonwood Metropolitan	13,425,084	244,337	18.200	-0-
Cottonwood Water & San.	13,436,997	385,749	28.708	-0-
Crystal Valley Metro #1	16,116	500	31.000	-0-
Crystal Valley Metro #2	4,210	131	31.000	-0-
Dawson Ridge Metro #1	452,180	13,565	30.000	-0-
Dawson Ridge Metro #2	30,936	124	4.024	-0-
Dawson Ridge Metro #3	301,552	773	2.565	-0-
Dawson Ridge Metro #4	2,688	69	25.512	-0-

**SPECIAL DISTRICTS cont'd**

Dawson Ridge Metro #5	5,277	175	33.187	-0-
Denver SE Sub. Water & San	39,295,014	550,130	14.000	210,385
Douglas County Metro Dist	67,860	4,219	62.175	-0-
Franktown Fire	38,339,289	260,707	6.800	205,699
Gondolier Metro	1,112,215	-0-	-0-	-0-
Highlands Ranch Metro #1	72,998,014	1,295,715	17.750	2,042,255
Highlands Ranch Metro #2	51,777,761	919,055	17.750	3,060,815
Highlands Ranch Metro #3	4,321	-0-	-0-	-0-
Highlands Ranch Metro #4	4,321	-0-	-0-	-0-
Highlds. Ranch Water & San #1	72,998,014	474,487	6.500	2,042,255
Highlds. Ranch Water & San #2	51,777,761	336,555	6.500	3,060,815
Inverness Metro Imprvmt. Dist.	18,982,896	313,218	16.500	-0-
Inverness Water & San	18,982,896	189,829	10.000	-0-
Jackson-105 Fire Protection	10,549,793	42,136	3.994	27,709
Larkspur Fire Protection	22,720,623	205,531	9.046	107,554
Littleton Fire	2,297,213	13,209	5.750	-0-
Louviers Fire	21,251,010	220,309	10.367	86,744
Maher Ranch Metro #1	6,206	-0-	-0-	-0-
Maher Ranch Metro #2	197,740	-0-	-0-	-0-
Maher Ranch Metro #3	218,130	-0-	-0-	-0-
Maher Ranch Metro #4	148,729	-0-	-0-	-0-
Maher Ranch Metro #5	54,795	-0-	-0-	-0-
McArthur Ranch Metro & Rec	1,763,711	4,400	2.495	353
Meadows Metro #1	3,726,510	81,983	22.000	296,990
Meadows Metro #2	478,960	10,537	22.000	6,553
Meadows Metro #3	32,596	717	22.000	-0-
Meadows Metro #4	416	9	22.000	-0-
Meadows Metro #5	41,591	915	22.000	-0-
Meadows Metro #6	15,066	331	22.000	-0-
Meadows Metro #7	16,562	364	22.000	-0-
Meridian Metro	22,838,657	456,773	20.000	-0-
Mountain Community Fire	1,744,944	10,625	6.089	6,770
North DC Water & San Dist	1,756,495	43,222	24.607	-0-
Park Meadows Metro	33,657,857	605,841	18.000	111,145
Parker Fire	192,121,903	2,021,507	10.522	942,906
Parker Propt Metro #1	1,893,366	47,334	25.000	175,759
Parker Water & San	42,393,220	304,299	7.178	329,846
Perry Park Metro	8,656,864	54,166	6.257	36,292
Perry Park Water	233,916	6,037	25.808	-0-
Perry Park Water & San	12,600,462	394,029	31.271	53,129
Pinery East Metro District	1,704,540	34,091	20.000	41,787
Plum Creek Metro	552,754	12,161	22.000	-0-
Regional Transportation	324,680,338	-0-	-0-	6,053,885
Roxborough Park Fire	1,893,366	47,334	25.000	175,759
Roxborough Park Metro	15,949,761	299,919	18.804	176,143
Roxborough Village Metro	5,987,433	89,811	15.000	137,557
Silver Heights Water & San	2,612,129	-0-	-0-	-0-
So Sub Metro Rec & Park	39,645,157	190,257	4.799	108,411
Southgate Sanitation	49,581,488	76,058	1.534	127,323
Southgate Water	49,581,488	259,063	5.225	127,323
South Park Metro	1,382,783	28,693	20.750	-0-
SW Metro Water & San	2,327,059	14,781	6.352	-0-
Stonegate Center Metro	340,143	9,864	29.000	-0-
Stonegate Village Metro	2,851,913	64,168	22.500	68,432
Thunderbird Water & San	3,542,382	46,122	13.020	-0-
Upper Cherry Creek Metro	2,460,691	61,517	25.000	68,487
Upper S Platte Water Cns	3,244,075	366	0.113	14,663
Urban Drainage & Flood Ctrl	463,261,476	309,459	0.668	6,952,386
Vesta City Water & San	70,612	-0-	-0-	-0-
Villages @ CR Metro #1	7,240,752	231,704	32.000	179,883
Villages @ CR Metro #2	17,227	804	46.727	-0-
Villages @ CR Metro #3	14,968	442	29.533	-0-
Villages @ CR Metro #4	79,464	735	9.254	-0-
Villages @ CR Metro #5	22,611	772	34.154	-0-
Villages @ CR Metro #6	39,091	782	20.000	-0-