

*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 ASSESSMENT AND TAX RATES FOR DOUGLAS COUNTY, COLORADO FOR 1991, HAS BEEN APPROVED BY THE COUNTY BOARD OF EQUALIZATION, COLORADO DIVISION OF PROPERTY TAXATION, AND THE STATE BOARD OF EQUALIZATION.

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 1991-1992 all property will reflect a value as of June 30, 1990. All property except residential is assessed at 29%. The residential assessment rate is subject to change by the legislature every two years. The 1991 residential rate is 14.34%. Notice of changed valuations for real property are mailed to land and building owners by May 1 of each year. The Assessor will hear objections beginning on May 1 and will conclude said hearings by June 1. Notice of increased valuations for personal property owners are mailed by June 15 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 tax rates 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 County Treasurer for collection.

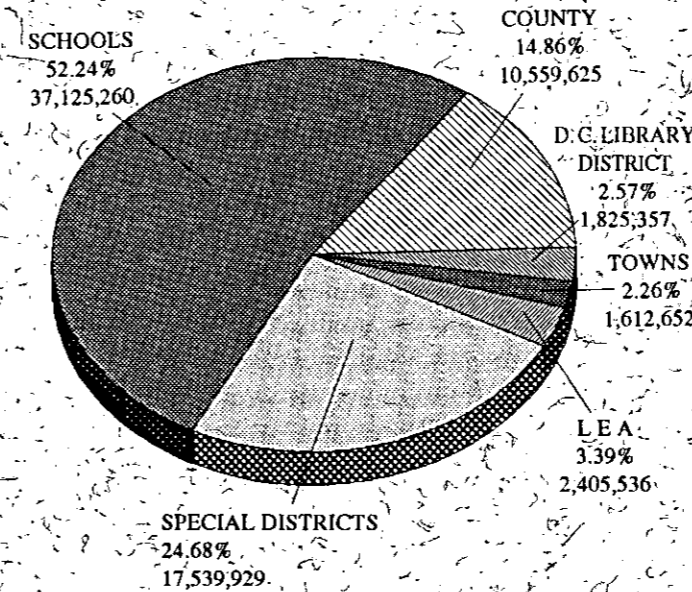
Taxes are due January 1st and may be paid in two equal payments. To avoid interest charges, the first half must be paid by February 28; the second half must be paid by June 15. If the taxes are to be fully paid in one installment, payment must be received by April 30.

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.

1991 DISTRIBUTION OF TAXES ALLOCATION OF YOUR PROPERTY TAX DOLLAR



TAX RATE

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



COUNTY TAX RATE	1.8774
CITY TAX RATE	1.9893
SCHOOL DISTRICT TAX RATE	5.6277
WATER & SANITATION TAX RATE	0.7061
D.C. LIBRARY TAX RATE	0.2767
TOTAL TAX RATE	10.4772

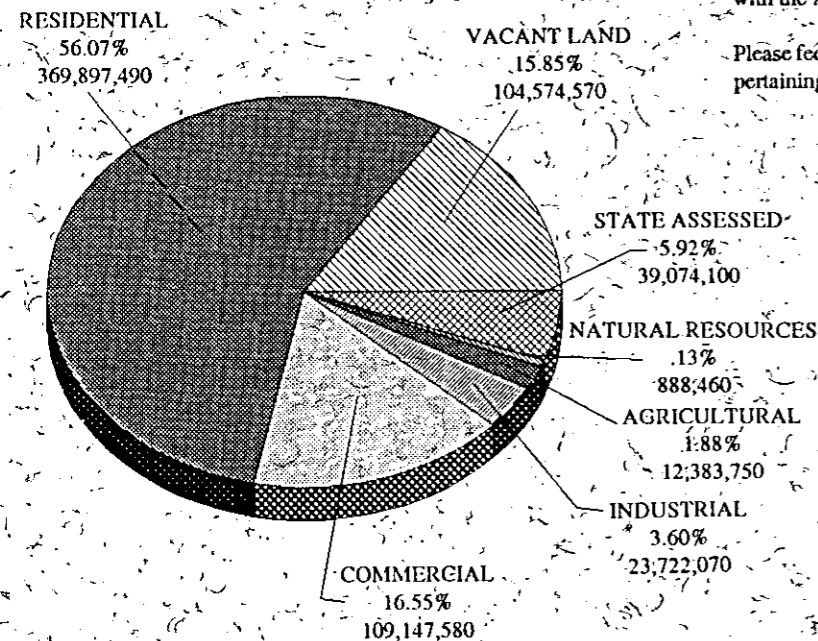
PROPERTY TAXES

The total Tax Rate which is applied to Mr. Smith's home is 10.4772%.

$$\text{Assessed Value} \times \text{Tax Rate} = \text{Property Taxes}$$

$$\$15,552 \times 10.4772\% = \$1,629.41$$

1991 DISTRIBUTION OF VALUATION BY CLASSIFICATION



ABSTRACT OF ASSESSMENT AND SUMMARY OF TAX RATES 1991

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**DOUGLAS
COUNTY
COLORADO**

Ginger K. Chase
Douglas County Assessor

301 Wilcox
Castle Rock, CO 80104
660-7450

ABSTRACT OF ASSESSMENT AND SUMMARY OF TAX RATES

DOUGLAS COUNTY COLORADO 1991

CLASSIFICATION VALUATION

VACANT LAND	104,582,530
RESIDENTIAL	79,906,020
Improved Land	389,580
Improvements	298,389,580
Personal Property	566,710
Mobile Homes	517,010
TOTAL	379,379,320
COMMERCIAL	29,090,320
Improved Land	54,970,330
Improvements	25,095,980
Personal Property	109,156,630
TOTAL	5,224,140
INDUSTRIAL	10,357,690
Improved Land	8,513,100
Improvements	24,094,930
Personal Property	1,618,270
Grazing Land	65,410
Meadow Hay Land	375,280
Dry Farm Land	376,380
Irigated Farm Land	1,618,270
Forest Land	9,650
Other Land	509,230
Agricultural Imps	9,481,930
TOTAL	12,436,150

NATURAL RESOURCES (Non-Metallie)

Earth/Stone Products	205,900
Timber	-0-
Severed Mineral	22,140
Personal Property	660,420
TOTAL	888,460

NATURAL RESOURCES (Metallie)

None	-0-
TOTAL	-0-

The 1991 Abstract figures are based on the Douglas County Tax Roll Values of January 10, 1992.

THE ASSESSOR'S OFFICE is ready at all times to give courteous answers to inquiries pertaining to valuation and to adjust errors or illegal assessments if warranted.

Please contact the ASSESSOR'S OFFICE if there is any question about your assessment.

TOTAL ASSESSMENT OF REAL PROPERTY

\$595,701,810

TOTAL ASSESSMENT BY COUNTY ASSESSOR

NEW GROWTH	9,924,100
NEW GROWTH	8,334,720
NEW GROWTH	534,563,570
NEW GROWTH	659,687,980
NEW GROWTH	9,924,100
NEW GROWTH	669,612,080
NEW GROWTH	669,612,080

TOTAL ASSESSMENT OF PERSONAL PROPERTY

\$34,836,210

TOTAL ASSESSMENT OF EXEMPT PROPERTY

\$793,641,070

TOTAL ASSESSMENT OF REAL PROPERTY

\$595,701,810

GRAND TOTAL

COUNTY SUMMARY

General Fund	1.0408	6,866,033
Road/Bridge	0.5271	3,477,215
Social Service	0.0365	240,786
Capital Expend	0.1462	964,464
Debt Service	0.1268	836,484
TOTAL	1.8774	12,384,982
NEW GROWTH	9,924,100	
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TOWNS

General Fund	1.0408	6,866,033
Road/Bridge	0.5271	3,477,215
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SPECIAL DISTRICTS*

REG ASSD	TAX	REVENUE
1.0408	6,866,033	3,477,215
0.5271	3,477,215	240,786
0.0365	240,786	964,464
0.1462	964,464	836,484
0.1268	836,484	1,238,498
1.8774	12,384,982	
9,924,100		
9,924,100		
8,334,720		
534,563,570		
659,687,980		
9,924,100		
669,612,080		
669,612,080		

SPECIAL DISTRICTS cont'd

REG ASSD	TAX	REVENUE
1.0408	6,866,033	3,477,215
0.5271	3,477,215	240,786
0.0365	240,786	964,464
0.1462	964,464	836,484
0.1268	836,484	1,238,498
1.8774	12,384,982	
9,924,100		
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8,334,720		
534,563,570		
659,687,980		
9,924,100		
669,612,080		
669,612,080		

NAME	VALUATION	RATE %	REVENUE
High Prairie Farms Metro #1	82,055,030	2.5250	2,071,890
Highlands Ranch Metro #2	67,481,220	2.5250	1,703,901
Highlands Ranch Metro #3	57,180	-0-	-0-
Highlands Ranch Metro #4	2,070	-0-	-0-
Investment Metro Imp Dist	20,676,780	1.6919	349,830
Investment Water & San	20,676,780	1.0530	217,726
Jackson-105 Fire Protection	10,816,660	0.4684	506,665
Larkspur Fire Protection	25,546,940	0.9854	251,740
Littleton Fire	2,668,890	0.6700	17,882
Loveland Fire	20,388,460	1.2327	251,329
Mahler Ranch Metro #1	30	-0-	-0-
Mahler Ranch Metro #2	6,370	-0-	-0-
Mahler Ranch Metro #3	1,470	-0-	-0-
Mahler Ranch Metro #4	1,470	-0-	-0-
Mahler Ranch Metro #5	1,470	-0-	-0-
Meadows Metro #1	1,624,820	0.2495	40,54
Meadows Metro #2	500,930	2.5000	12,523
Meadows Metro #3	2,710	2.5000	68
Meadows Metro #4	240	2.5000	6
Meadows Metro #5	79,330	2.5000	1,983
Meadows Metro #6	21,980	2.5000	550
Meadows Metro #7	9,260	2.5000	232
Meridian Metro	17,098,530	2.6900	459,930
Mountain Community Fire	13,940,990	0.8582	118,680
North DC Water & San Dist	1,977,250	2.5199	49,825
Park Meadows Metro	21,295,730	2.1500	457,858
Parker Fire	185,813,200	2.5978	2,597,297
Parker Prop Metro #1	2,985,230	1.3910	75,556
Parker Water & San	41,436,690	0.8817	365,347
Perry Park Metro	8,513,950	0.6257	53,272
Perry Park Water	227,620	2.1719	4,944
Perry Park Water & San	12,563,380	3.4152	429,065
Pium Creek Metro	764,400	2.5507	19,498
Regional Transportation	338,565,400	-0-	-0-
Roxborough Park Metro	18,608,450	1.9610	364,912
Roxborough Village Metro	8,198,930	2.5095	205,752
Sedalia Water & San	1,067,360	-0-	-0-
Silver Heights Water & San	2,532,850	-0-	-0-
South Sub Metro Rec & Park	34,090,010	0.6953	237,028
Southgate Sanitation	36,267,390	0.1138	41,272
Southgate Water	306,361	0.5690	261,030
South Park Metro	1,227,330	3.0000	36,820
SW Metro Water & San	2,815,150	0.7061	19,878
Stonegate Center Metro	6,139	2.9000	6,139
Stonegate Village Metro	4,848,560	2.5000	121,214
Thunderbnd Water & San	3,257,270	1.7000	55,374
Upper Cherry Creek Metro	2,668,410	4.6000	122,747
Upper South Plains Water Care	4,091,950	0.0134	548
Urban Drainage & Flood Ctrl	475,069,600	0.0696	330,648
Urban Drainage & Flood Ctrl #1	32,290	3.8469	996
Villages @ CR Metro #2	83,740	0.5875	492
Villages @ CR Metro #4	19,220	4.2583	818
Villages @ CR Metro #5	27,570	3.1193	860
Villages @ CR Metro #6	389,910	2.0000	6,998
Villages @ CR Metro #7	2,427,540	3.3473	81,257
Villages @ CR Metro #8	84,680	-0-	-0-
Villages @ CR Metro #9	1,680	-0-	-0-
West Douglas Fire	608,700	2.2461	13,672
West Creek Lakes Water	34,000	-0-	-0-
Westfield Metro #2	27,110	-0-	-0-
Westfield Metro #1	140	-0-	-0-

REG ASSD VALUATION RATE % REVENUE