

* 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 1992, HAVE BEEN APPROVED BY THE COUNTY BOARD OF EQUALIZATION, COLORADO DIVISION OF PROPERTY TAXATION, AND THE STATE BOARD OF EQUALIZATION.

GENERAL INFORMATION

The goal of the Assessor is the equalization of assessed valuations so that the entire property tax burden is evenly distributed in accordance with the value of taxable property owned by each taxpayer.

The State Legislature sets the percentage used to calculate assessed values upon which levies and taxes are determined.

For the years 1991 and 1992, property valuations reflect the level of value as established by cost, market, and income data for the period January 1, 1989 through June 30, 1990. The 1991 assessment rate for residential improved property is 14.34%. All other property is assessed at 29%.

The tax rates which determine your property tax bill are set by the tax levying boards of the county, schools, towns, and special districts. The time to discuss the budgets and tax rates requested by them is during the fall of the year at their budget hearings.

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

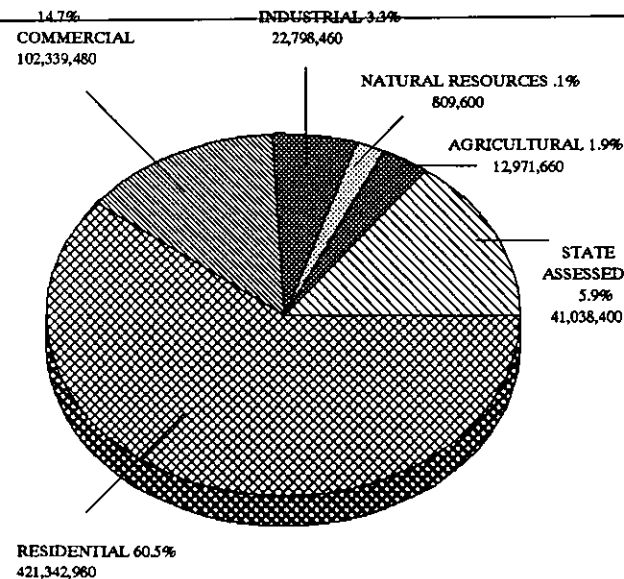
All property, except that specifically exempt by law, is subject to taxation, and it is the duty of the owner to see that it is listed with the Assessor.

Colorado laws require owners of revenue-producing personal property and owners of producing natural resources to file a Declaration Schedule with the Assessor each year between January 1 and April 15.

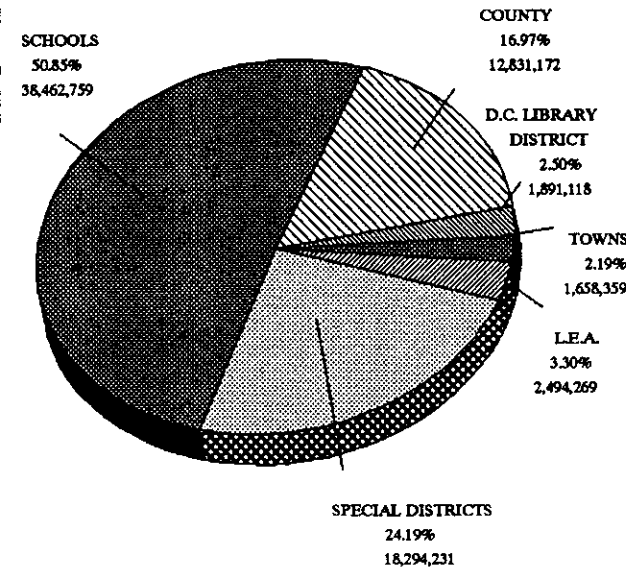
If you have any questions regarding the assessed value of your property, please contact the Assessor's Office and we will be glad to help you.

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. For questions on payment of taxes, contact the Treasurer's office at 660-7455.

1992 DISTRIBUTION OF VALUE BY CLASSIFICATION

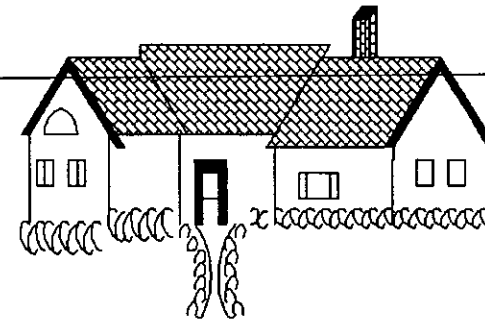


1992 DISTRIBUTION OF TAXES ALLOCATION OF YOUR PROPERTY TAX DOLLAR



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%.
 Assessed Value x Tax Rate = Property Taxes
 $\$15,552 \times 10.4772\% = \$1,629.41$

ABSTRACT OF ASSESSMENT AND SUMMARY OF TAX RATES

DOUGLAS COUNTY COLORADO



1992

Ginger K. Chase
Assessor

ABSTRACT OF ASSESSMENT AND SUMMARY OF TAX RATES DOUGLAS COUNTY COLORADO 1992

CLASSIFICATION ASSESSED VALUATION

VACANT LAND 94,998,010

RESIDENTIAL
Improved Land 86,433,380
Improvement 333,955,520
Personal Property 486,540
Mobile Homes 467,540
TOTAL 421,342,980

COMMERCIAL
Improved Land 27,833,480
Improvements 50,411,800
Personal Property 24,094,200
TOTAL 102,339,480

INDUSTRIAL
Improved Land 5,367,440
Improvements 9,267,850
Personal Property 8,163,170
TOTAL 22,798,460

AGRICULTURAL
Irrigated Farm Land 371,400
Dry Farm Land 356,490
Meadow Hay Land 63,660
Grazing Land 1,621,940
Forest Land 13,730
Other Land 483,770
Agricultural Imps 10,060,660
TOTAL 12,971,660

NATURAL RESOURCES (Non-Metallic)
Earth/Stone Products 283,860
Timber -0-
Severed Mineral 22,140
Personal Property 503,600
TOTAL 809,600

NATURAL RESOURCES (Metallic)
None

THE ASSESSOR'S OFFICE is ready always to provide courteous answers to inquiries pertaining to valuation and to adjust erroneous or illegal assessments if warranted. Please contact the ASSESSOR'S OFFICE at 660-7450 if there is any question about your assessment.

SUMMARY

TOTAL ASSESSMENT
OF REAL PROPERTY \$622,012,690

TOTAL ASSESSMENT
OF PERSONAL PROPERTY \$33,247,500

TOTAL ASSESSMENT
BY COUNTY ASSESSOR \$655,260,190

PUBLIC UTILITIES
BY STATE ASSESSMENT \$41,038,400

GRAND TOTAL ASSESSMENT
OF TAXABLE PROPERTY \$696,298,590

TOTAL ASSESSMENT
OF EXEMPT PROPERTY \$128,503,310

TOTAL ASSESSMENT
(Taxable and Exempt) \$824,801,900

The 1992 Abstract figures are based on the Douglas County Tax Roll Values of January 10, 1993.

TAX RATES AND REVENUES NEW GROWTH VALUATIONS (NG)*

SCHOOL DISTRICT	TAX		
	VALUATION	RATE%	REVENUE
General Fund	683,454,332	4.3997	30,069,940
Capital Res.	-0-	-0-	-0-
Bond Redemption	683,454,332	1.2280	8,392,819
Insurance Reserve	-0-	-0-	-0-
TOTAL	683,454,332	5.6277	38,462,759
NEW GROWTH	12,843,290		
GRAND TOTAL	696,297,622		

COUNTY

	VALUATION	RATE %	REVENUE
General Fund	683,454,332	1.1308	7,728,501
Road/Bridge	683,454,332	0.5100	3,485,617
Social Service	683,454,332	0.0538	367,699
Capital Expend	683,454,332	0.1000	683,455
Debt Service	683,454,332	0.0828	565,900
TOTAL	683,454,332	1.8774	12,831,172
NEW GROWTH	12,843,290		
GRAND TOTAL	696,297,622		

Law Enforcement
Authority 554,282,036 0.4500 2,494,269
NEW GROWTH 10,641,290

TOWNS

	VALUATION	RATE %	REVENUE
Aurora	2,356	1.1605	27
(New Growth)	-0-		
Castle Rock	74,052,776	1.9893	1,473,132
(New Growth)	1,163,830		
Larkspur	1,114,082	1.5000	16,711
(New Growth)	-0-		
Littleton	1,420,193	0.6662	9,461
(New Growth)	-0-		
Parker	52,815,603	0.3011	159,028
(New Growth)	1,038,180		

SPECIAL DISTRICTS*

NAME	REG.ASSD VALUATION	TAX RATE%	REVENUE	N.G.ASSD. VALUATION
Bell Mtn Ranch Master Metro	23,768	1.0477	249	-0-
Bell Mtn Ranch Phase 2 Metro	5,133	2.9493	151	-0-
Bell Mtn Ranch Phase 3 Metro	9,482	3.5933	341	-0-
Bell Mtn Ranch Pk & Rec Metro	33,660	0.8637	291	-0-
Castle Pines Comm Metro #1	1,393	-0-	-0-	-0-
Castle Pines Comm Metro #2	40,529	-0-	-0-	-0-
Castle Pines Comm Metro #3	854	-0-	-0-	-0-
Castle Pines Comm Metro #4	20,011	-0-	-0-	-0-
Castle Pines Comm Metro #5	37,648	-0-	-0-	-0-
Castle Pines Metro Dist	22,859,028	3.0864	705,521	591,960
Castle Pines No Debt Svc	200,024	-0-	-0-	-0-
Castle Pines No Metro Dist	16,286,477	3.2000	521,167	99,640
Castle Rock Fire	12,449,162	0.2379	29,617	50,760
Castleton Center Water & San	747,031	0.1973	1,474	-0-
Castlewood Fire Prot Dist	89,623,937	0.7999	716,902	1,318,960
Cedar Hill Cemetery	124,451,843	0.0717	89,232	2,005,630
Centennial Water & San	1,730	-0-	-0-	-0-
Cherry Creek Basin	269,028,307	0.0500	134,514	4,487,480
Cherry Creek So Metro #1	4,488,389	2.9871	134,073	400,420
Cherry Creek So Metro #2	33	-0-	-0-	-0-
Cottonwood Metropolitan	11,628,021	2.0700	240,700	14,090
Cottonwood Water & San	11,638,638	2.2000	256,050	14,090
Crystal Valley Metro #1	37,109	2.2123	821	-0-
Crystal Valley Metro #2	21,809	0.7657	167	-0-
Dawson Ridge Metro #1	238,657	3.5000	8,353	-0-
Dawson Ridge Metro #2	2,293	3.5000	80	-0-
Dawson Ridge Metro #3	19,317	3.5000	676	-0-
Dawson Ridge Metro #4	2,383	3.5000	83	-0-
Dawson Ridge Metro #5	7	3.5000	-0-	-0-
Denver SE Sub Water & San	38,643,426	1.9000	734,225	625,210
Douglas County Library Dist	683,454,332	0.2767	1,891,118	12,843,290

SPECIAL DISTRICTS cont'd

NAME	REG.ASSD VALUATION	TAX RATE%	REVENUE	N.G.ASSD. VALUATION
Douglas County Metro Dist	70,809	6.4449	4,564	-0-
Douglas County Soil Con	681,009,591	-0-	-0-	12,828,040
D. C. Woodmoor Mtn Gen Impr	679,404	-0-	-0-	-0-
E-470 Public Hwy Authority	70,232,685	-0-	-0-	946,910
Franktown Fire	38,008,406	0.7659	291,106	414,090
Gondolier Farms Metro	25,484	-0-	-0-	-0-
High Prairie Farms Metro	1,353,652	2.1982	29,756	58,210
Highlands Ranch Metro #1	90,573,578	2.5250	2,286,983	2,898,040
Highlands Ranch Metro #2	75,631,759	2.5250	1,909,702	2,882,630
Highlands Ranch Metro #3	66,013	-0-	-0-	-0-
Highlands Ranch Metro #4	2,068	2.5250	52	-0-
Highlands Ranch Metro #5	1,319	-0-	-0-	-0-
Inverness Metro Imp Dist	19,555,917	1.8900	369,607	-0-
Inverness Water & San	19,555,917	1.0500	205,337	-0-
Jackson-105 Fire Protection	11,198,095	0.4552	50,974	193,710
Larkspur Fire Protection	25,362,500	0.9949	252,332	160,680
Littleton Fire	2,583,102	0.6700	17,307	-0-
Louviers Fire	20,227,428	1.1114	224,808	58,750
Maier Ranch Metro #1	45	-0-	-0-	-0-
Maier Ranch Metro #2	3,051	-0-	-0-	-0-
Maier Ranch Metro #3	7,037	-0-	-0-	-0-
Maier Ranch Metro #4	1,469	-0-	-0-	-0-
Maier Ranch Metro #5	21,715	-0-	-0-	-0-
McArthur Ranch Metro & Rec	1,669,482	0.2495	4,165	8,740
Meadows Metro #1	5,416,158	2.5000	135,404	552,680
Meadows Metro #2	586,506	2.5000	14,663	-0-
Meadows Metro #3	2,449	2.5000	61	-0-
Meadows Metro #4	242	2.5000	6	-0-
Meadows Metro #5	78,031	2.5000	1,951	-0-
Meadows Metro #6	22,379	2.5000	559	-0-
Meadows Metro #7	23,463	2.5000	587	-0-
Meridian Metro	15,727,855	2.7350	430,157	-0-
Mountain Community Fire	1,690,934	0.8582	14,512	480
North DC Water & San Dist	1,713,459	2.5199	43,177	-0-
Park Meadows Metro	19,960,256	2.1500	429,146	514,820
Parker Fire	191,577,666	1.3978	2,677,873	3,425,790
Parker Propt Metro #1	3,275,108	2.5297	82,850	119,470
Parker Water & San	42,517,999	0.5854	248,900	623,670
Perry Park Metro	8,561,107	0.6257	53,567	15,220
Perry Park Water	69,826	2.1719	1,517	4,530
Perry Park Water & San	12,735,669	3.4152	434,949	98,910
Plum Creek Metro	844,824	2.3950	20,234	-0-
Regional Transportation	363,365,994	-0-	-0-	9,378,110
Roxborough Park Metro	18,834,659	1.9610	369,348	175,560
Roxborough Village Metro	8,099,826	3.0401	246,243	48,350
Sedalia Water & San	978,265	-0-	-0-	-0-
Silver Heights Water & San	2,380,057	-0-	-0-	-0-
South Sub Metro Rec & Park	32,992,250	0.7699	254,007	551,850
Southgate Sanitation	34,892,063	0.1138	39,707	594,590
Southgate Water	34,964,563	0.5690	198,948	594,590
South Park Metro	1,117,008	3.0000	33,510	-0-
SW Metro Water & San	2,739,299	0.7118	19,498	-0-
Stonegate Center Metro	270,931	3.0000	8,128	-0-
Stonegate Village Metro	10,392,584	3.0000	311,778	1,503,270
Thunderbird Water & San	3,313,493	1.8510	61,333	960
Upper Cherry Creek Metro	2,663,611	4.6000	122,526	86,690
Upper South Platte Water Cns	3,759,316	0.0134	504	480
Urban Drainage & Flood Ctrl	496,124,071	0.0696	345,302	10,549,440
Urban Drainage & Fld So Plt	496,124,114	0.0084	41,674	10,549,440
Villages @ CR Metro #1	9,732,417	3.3473	325,773	480,410
Villages @ CR Metro #2	19,480	3.8469	749	-0-
Villages @ CR Metro #3	251,245	-0-	-0-	-0-
Villages @ CR Metro #4	23,004	3.7280	858	-0-
Villages @ CR Metro #5	324,944	-0-	-0-	-0-
Villages @ CR Metro #6	369,089	2.0000	7,382	-0-
Villages @ CR Metro #7	2,685,010	3.3473	89,875	38,730
Villages @ CR Metro #8	85,768	-0-	-0-	-0-
Villages @ CR Metro #9	4,781	-0-	-0-	-0-
West Douglas Fire	14,194,125	0.7107	100,878	44,140
West Creek Lakes Water	605,551	2.2461	13,601	-0-
Westfield Metro #1	34,800	-0-	-0-	-0-
Westfield Metro #2	27,110	-0-	-0-	-0-