

## GENERAL INFORMATION

It is the Assessor's duty, as prescribed by Colorado State Statutes, to uniformly and equitably arrive at assessed valuation on all property located within his or her jurisdiction. For the years 1993 - 1994 all property is appraised as of June 30, 1992 level of actual value. Residential property is assessed at 12.86 percent and all other property is assessed at 29 percent.

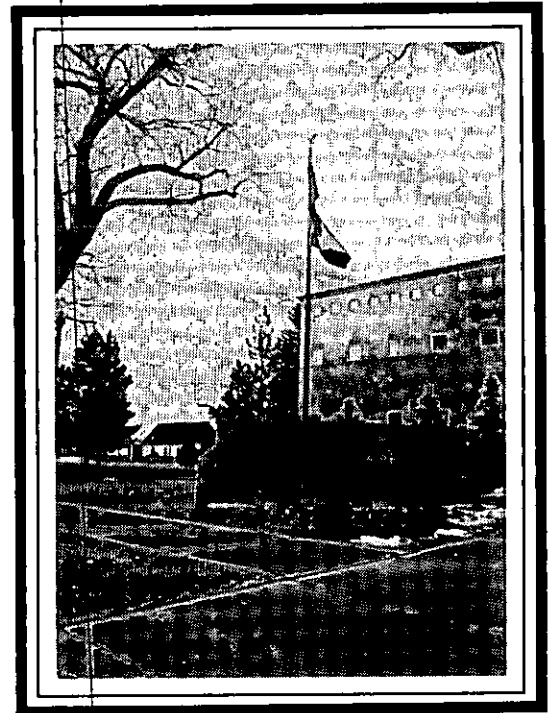
Notice of valuations for real property are mailed to land and building owners by May 1 of each year. The assessor will hear objections concerning land and building valuations beginning on May 1 and will conclude these hearings by June 1. Notice of valuations for personal property owners are mailed by June 15 each year. The Assessor will conclude Personal Property hearings by 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; County taxes are levied by the Board of County Commissioners; Town taxes are levied by the Town Councils. After the various mill levies are certified to 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 June 15. If the taxes are to be fully paid in one installment, payment must be received by April 30.

## ABSTRACT OF ASSESSMENT AND SUMMARY OF TAX RATES

# DOUGLAS COUNTY COLORADO



## 1993

Ginger K. Chase  
Assessor



# 1993 ABSTRACT

## PROPERTY CLASSIFICATION

	Reg.Assessed Valuation	Tax Rate%	Revenue	N.G.Assessed Value
	1,880,220	0.2495	4,691	12,760
	6,709,720	2.5000	167,743	278,760
	701,990	2.5000	17,550	6,960
	2,330	2.5000	58	-0
	240	2.5000	6	-0
	36,210	2.5000	905	-0
	72,380	2.5000	1,810	-0
	28,280	2.5000	707	-0
<b>VACANT LAND</b>				
Residential				
Commercial	12,741,150	2.7350	348,470	-0
Industrial	1,633,460	0.8582	14,018	4,190
PUD	3,026,490	2.5199	76,265	-0
All Other	23,574,030	2.1500	506,842	650,840
<b>TOTAL VACANT LAND</b>	199,887,390	1.3978	2,794,026	3,865,140
	4,043,610	2.5297	102,291	132,140
<b>RESIDENTIAL</b>	46,533,600	0.3288	153,002	1,400,330
Single Family	8,210,500	0.6257	51,373	40,030
Duplexes-Triplexes	94,710	2.1719	2,057	-0
Multi Unit (4-8)	12,146,630	3.4152	414,832	151,070
Multi Unit (9 & up)	742,910	2.3950	17,793	-0
Condominiums	397,696,750	0.0000	-0	11,044,870
Mobile Homes	19,709,660	1.9610	386,506	312,970
Mobile Homes Land & Park Amenities	7,970,910	3.6401	290,149	84,420
<b>TOTAL RESIDENTIAL PROPERTY</b>	884,970	0.0000	-0	-0
	2,055,760	0.0000	-0	-0
<b>COMMERCIAL</b>	36,156,510	0.7734	279,634	718,530
Merchandising	39,202,700	0.1138	44,613	732,510
Lodging	39,275,200	0.5690	223,476	732,510
Offices	1,026,080	3.7500	38,478	-0
Recreation	1,858,060	0.7118	13,226	-0
Special Purpose	147,910	3.0000	4,437	-0
Warehouse/Storage	14,625,740	3.3327	487,432	1,008,030
Multi-Use	3,120,330	1.9040	59,411	17,760
<b>TOTAL COMMERCIAL PROPERTY</b>	3,609,130	4.5500	164,215	151,430
	3,664,240	0.0132	484	10,630
<b>INDUSTRIAL</b>	535,438,310	0.0696	372,665	12,706,950
Manufacturing/Processing	535,438,310	0.0084	44,977	12,706,950
Contract/Service	10,795,300	3.7325	402,935	540,790
<b>TOTAL INDUSTRIAL</b>	22,820	3.8469	878	-0
	327,960	0.0000	-0	-0
<b>AGRICULTURAL</b>	28,070	3.7280	1,046	-0
Irrigated Farmland	435,330	0.0000	-0	-0
Dry Farm Land	61,400	2.0000	1,228	-0
Meadow Hay Grazing	3,062,090	3.5199	107,783	12,090
Grazing Land	6,600	0.0000	-0	-0
Forest Land	14,787,100	0.7350	108,685	46,860
Waste Land	590,200	2.2461	13,256	-0
All Other	45,830	0.0000	-0	-0
Agricultural Improvements	27,210	0.0000	-0	-0
<b>TOTAL AGRICULTURAL</b>				
<b>NATURAL RESOURCES</b>				
Earth or Stone Products				
Natural Resources				
Severed Mineral				
<b>TOTAL NATURAL RESOURCES</b>				

Important notices regarding valuation and taxes due are sent by mail to property owners each year. It is the responsibility of the property owner to provide the Assessor's Office with correct mailing addresses for these notices.

**SERVICE DISTRICTS (CON'T.)**

**OF ASSESSMENT**

	<b>ACTUAL VALUE</b>	<b>ASSESSED VALUE</b>
McArthur Ranch Metro & Rec		
Meadows Metro #1		
Meadows Metro #2		
Meadows Metro #3		
Meadows Metro #4		
Meadows Metro #5		
Meadows Metro #6		
Meadows Metro #7	\$206,739,686	58,121,600
Meridian Metro	53,034,623	15,380,050
Mountain Community Fire	6,761,225	1,960,750
North DC Water & San Dist	240,800	69,830
Park Meadows Metro	75,623,247	21,704,890
Parker Fire	<b>342,399,581</b>	<b>97,237,120</b>
Parker Prop Metro #1		
Parker Water & San		
Perry Park Metro	3,451,564,726	443,871,850
Perry Park Water	682,863	87,820
Perry Park Water & San	3,672,924	472,340
Plum Creek Metro	41,596,919	5,349,370
Regional Transportation	44,526,900	5,726,160
Roxborough Park Metro	3,429,756	441,080
Roxborough Village Metro	1,641,718	211,130
Sedalia Water & San	<b>3,547,115,806</b>	<b>456,159,750</b>
Silver Heights Water & San		
South Sub Metro Rec & Park		
Southgate Sanitation	82,272,450	23,859,020
Southgate Water	1,256,656	364,440
South Park Metro	59,518,885	17,260,480
SW Metro Water & San	38,146,745	11,062,550
Stonegate Center Metro	65,948,470	19,125,060
Stonegate Village Metro	39,206,806	11,369,970
Thunderbird Water & San	3,047,059	883,650
Upper Cherry Creek Metro	<b>289,397,071</b>	<b>83,925,170</b>
Upper South Platte Water Cns		
Urban Drainage & Flood Ctrl		
Urban Drainage & Fld So Plt	22,156,395	6,425,350
Villages @ CR Metro #1	28,402,727	8,236,790
Villages @ CR Metro #2	<b>50,559,122</b>	<b>14,662,140</b>
Villages @ CR Metro #3		
Villages @ CR Metro #4		
Villages @ CR Metro #5	1,393,060	403,990
Villages @ CR Metro #6	1,133,799	328,810
Villages @ CR Metro #7	249,283	72,290
Villages @ CR Metro #9	5,612,148	1,627,460
West Douglas Fire	53,140	15,370
West Creek Lakes Water	8,776	2,540
Westfield Metro #1	1,611,008	467,200
Westfield Metro #2	65,781,461	10,567,960
	<b>75,842,675</b>	<b>13,485,620</b>
	4,357,093	1,263,560
	100,079	29,030
	76,369	22,160
	<b>4,533,541</b>	<b>1,314,750</b>

**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.**

**PROPERTY CLASSIFICATION (CON'T.)**

	Reg. Assessed	Tax		N.G. Assessed	
	Valuation	Rate%	Revenue	Valuation	
<b>PERSONAL PROPERTY</b>					
Residential	19,540	1.0477	205	-0-	
Commercial	5,410	2.9493	160	-0-	
Industrial	10,540	3.2353	341	-0-	
<b>TOTAL PERSONAL PROPERTY</b>	30,600	0.8637	264	-0-	
	1,700	0.0000	-0-	-0-	
<b>STATE ASSESSED</b>	41,750	0.0000	-0-	-0-	
Railroads	3,570	0.0000	-0-	-0-	
Private Carlines	15,910	0.0000	-0-	-0-	
Fluid Pipeline Companies	68,370	0.0000	-0-	-0-	
Airline Companies	26,607,550	3.0864	821,215	754,750	
Telephone Companies	285,240	0.0000	-0-	-0-	
Mobile Telephone Companies	15,085,990	9.9000	1,493,513	30,660	
Independent Telephone Co.	12,779,610	0.2379	30,403	321,890	
Electric Companies	785,350	0.1980	1,555	-0-	
Rural Electric	96,685,200	0.7999	773,385	1,711,360	
Transportation Pipeline Companies	135,179,080	0.0717	96,923	2,623,090	
Distribution Pipeline Companies	1,130	0.0000	-0-	-0-	
<b>TOTAL STATE ASSESSED PROPERTY</b>	278,772,600	0.0500	139,386	5,395,730	
	6,039,800	2.9871	180,415	457,700	
<b>TOTAL TAXABLE PROPERTY</b>	30	0.0000	-0-	-0-	
	11,952,910	2.0700	247,425	65,550	
<b>EXEMPT PROPERTY</b>	11,966,310	2.3800	284,798	65,550	
United States Government	53,730	1.5840	851	-0-	
State of Colorado	27,550	0.6279	173	-0-	
Douglas County	207,130	3.5000	7,250	-0-	
Political Subdivisions	1,890	3.5000	66	-0-	
Religious Worship	102,830	3.5000	3,599	-0-	
Educational	2,500	3.5000	88	-0-	
Charitable	10	3.5000	-0-	-0-	
All Others	40,635,290	1.9000	772,071	555,690	
<b>TOTAL EXEMPT PROPERTY</b>	730,891,620	0.2767	2,022,377	15,542,490	
	29,090	0.0000	-0-	-0-	
<b>TOTAL TAXABLE/EXEMPT PROPERTY</b>	722,534,040	0.0000	-0-	15,460,360	
	666,950	1.4994	10,000	-0-	
	81,228,870	0.0000	-0-	1,338,180	
	39,067,410	0.7659	299,217	517,080	
	2,521,980	1.3855	34,942	19,920	
	99,860,800	2.5250	2,521,485	2,665,590	
	89,058,990	2.5250	2,248,739	3,763,780	
	689,830	2.5250	17,418	448,600	
	170	0.0000	-0-	-0-	
<b>January 1</b>	All taxable property is listed, appraised, and valued for the 1994 Assessment Roll based on its status as of this date.	19,316,470	1.8900	365,081	164,040
		19,316,470	1.0500	202,823	164,040
<b>By January 10</b>	1993 tax warrant (listing property owners, assessments, and taxes due) is delivered to the Treasurer with the authority to collect taxes.	11,313,580	0.4552	51,499	126,770
		24,901,610	0.9949	247,746	242,980
		1,747,970	0.6700	11,711	-0-
		19,258,970	1.1114	214,044	27,450
		50	0.0000	-0-	-0-
<b>By February 28</b>	First half of 1993 taxes must be received (if paid in installments).	3,160	0.0000	-0-	-0-
		7,930	0.0000	-0-	-0-
		1,510	0.0000	-0-	-0-
<b>By April 15</b>	All personal property (equipment and furnishings) must be listed on a 1994 Declaration Schedule and returned to the Assessor to avoid penalties.	22,930	0.0000	-0-	-0-
<b>By April 30</b>	Full amount of 1993 taxes must be received.				

**1994 TAXPAYER**

**SERVICE DISTRICTS**

**ACTUAL VALUE**

**ASSESSED VALUE**

**NAME**

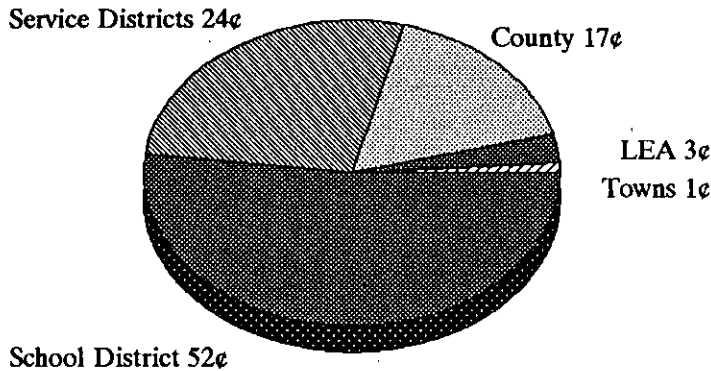
Bell Mtn Ranch Master Metro	1,555,461	451,070
Bell Mtn Ranch Phase 2 Metro	90,856,867	26,348,500
Bell Mtn Ranch Phase 3 Metro	26,730,457	7,751,830
Bell Mtn Ranch Pk & Rec Metro	<b>119,142,785</b>	<b>34,551,400</b>
Castle Pines Comm Metro #1		
Castle Pines Comm Metro #2		
Castle Pines Comm Metro #3	6,816,896	1,976,900
Castle Pines Comm Metro #4	3,977,578	1,153,500
Castle Pines Comm Metro #5	714,138	207,110
Castle Pines Metro Dist	3,448	1,000
Castle Pines No Debt Svc	71,037,242	20,600,800
Castle Pines No Metro Dist	4,603,793	1,335,100
Castle Rock Fire	1,192,759	345,900
Castleton Center Water & San	26,611,034	7,717,200
Castlewood Fire Prot Dist	34,796,551	10,091,000
Cedar Hill Cemetery	1,550,344	449,600
Centennial Water & San	4,207,241	1,220,100
Cherry Creek Basin	<b>155,511,024</b>	<b>45,098,210</b>
Cherry Creek So Metro #1		
Cherry Creek So Metro #2	<b>4,584,501,605</b>	<b>746,434,160</b>
Cottonwood Metropolitan		
Cottonwood Water & San		
Crystal Valley Metro #1	111,072,940	32,211,160
Crystal Valley Metro #2	10,647,444	3,087,780
Dawson Ridge metro #1	24,832,254	7,201,380
Dawson Ridge Metro #2	279,734,459	81,123,030
Dawson Ridge Metro #3	27,237,348	7,754,530
Dawson Ridge Metro #4	32,076,640	9,302,220
Dawson Ridge Metro #5	7,166,512	2,043,900
Denver SE Sub Water & San	2,890,415	827,980
Douglas County Library Dist	<b>495,658,012</b>	<b>143,551,980</b>
Douglas County Metro Dist		
Douglas County Soil Con	<b>5,080,159,617</b>	<b>889,986,140</b>
D. C. Woodmoore Mtn Gen Impr		
E-470 Public Hwy Authority		
Franktown Fire		
High Prairie Farms Metro		
Highlands Ranch Metro #1		
Highlands Ranch Metro #2		
Highlands Ranch Metro #4		
Highlands Ranch Metro #5		
Inverness Metro Imp Dist		
Inverness Water & San		
Jackson-105 Fire Protection		
Larkspur Fire Protection		
Littleton Fire		
Louviers Fire		
Maher Ranch Metro #1		
Maher Ranch Metro #2		
Maher Ranch Metro #3		
Maher Ranch Metro #4		
Maher Ranch Metro #5		

The 1993 Abstract figures are based on the Douglas County Tax Roll Values of January 10, 1994.

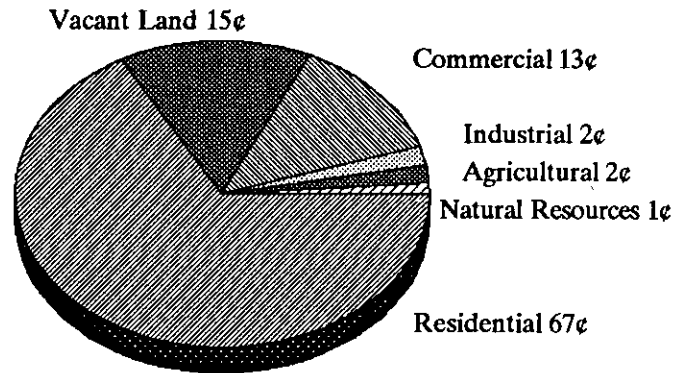
**CALENDAR**

<b>By May 1</b>	Taxpayer is notified of any change in valuation of real estate for 1994.
<b>May 1 - June 1</b>	Assessor hears appeals to real estate valuations.
<b>By June 15</b>	Taxpayer is notified of personal property valuations for 1994.
<b>By June 15</b>	Second half of 1993 taxes must be received (if paid in installments).
<b>June 15 - July 5</b>	Assessor hears appeals to personal property valuations.
<b>By August 25</b>	Valuations are certified to each of the taxing entities in the County.
<b>October 27</b>	Real estate tax lien sale of property on which 1993 taxes have not been paid.
<b>By December 15</b>	Taxing entities certify levies to the Board of County Commissioners.
<b>By December 22</b>	Board of County Commissioners certify tax levies to Assessor.

**1993 PROPERTY TAX DOLLAR  
Expenditure**



**1993 PROPERTY TAX DOLLAR  
Source of Revenue**



**TAX RATES  
New Growth**

**AND REVENUES  
Valuations (NG)\***

**COUNTY**

	VALUATION	TAX RATE%	REVENUE
General Fund	730,891,620	0.9780	7,148,120
Road/Bridge	730,891,620	0.4693	3,430,074
Social Service	730,891,620	0.0726	530,627
Capital Expend	730,891,620	0.3000	2,192,675
Debt Service	730,891,620	0.0575	420,263
<b>TOTAL</b>	<b>730,891,620</b>	<b>1.8774</b>	<b>13,721,759</b>
<b>NEW GROWTH</b>	<b>15,542,490</b>		
<b>GRAND TOTAL</b>	<b>746,434,110</b>		

Law Enforcement Authority	589,569,010	0.4500	2,653,060
<b>NEW GROWTH</b>	<b>12,229,870</b>		

**SCHOOL DISTRICT**

General Fund	730,891,620	4.3587	31,857,373
Bond Redemption	730,891,620	1.2280	8,975,349
<b>TOTAL</b>	<b>730,891,620</b>	<b>5.5867</b>	<b>40,832,722</b>
<b>NEW GROWTH</b>	<b>15,542,490</b>		
<b>GRAND TOTAL</b>	<b>746,434,110</b>		

**TOWNS**

Aurora	2,480	1.1605	29
(New Growth)	0		
Castle Rock	80,543,780	1.6670	1,342,665
(New Growth)	1,389,050		
Larkspur	1,082,820	1.5000	16,242
(New Growth)	0		
Littleton	1,279,100	0.6662	8,521
(New Growth)	0		
Parker	58,744,980	0.3011	176,881
(New Growth)	1,923,580		