

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 year 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.



Ginger K. Chase
Assessor

ABSTRACT OF ASSESSMENT AND SUMMARY OF TAX RATES

DOUGLAS COUNTY COLORADO



1994

Ginger K. Chase
Assessor



1994 ABSTRACT

	Reg.Assessed Valuation	Tax Rate%	Revenue	N.G.Assessed Value
	1,928,160	0.2495	4,811	20,010
	8,771,990	2.5000	219,300	852,290
	2,050	2.5000	51	-0-
	4,130	2.5000	103	-0-
	240	2.5000	6	-0-
	22,900	2.5000	573	-0-
VACANT LAND	76,280	2.5000	1,907	-0-
Residential	29,380	2.5000	735	-0-
Commercial	17,073,940	2.7350	466,972	1,203,450
Industrial	1,631,810	0.8582	14,004	12,480
PUD	3,591,220	2.2329	80,188	6,990
All Other	27,610,070	2.1500	593,617	2,273,560
TOTAL VACANT LAND	223,635,920	1.3978	3,125,983	6,716,060
	4,211,610	2.5297	106,541	103,590
RESIDENTIAL	54,524,590	0.3398	185,275	2,146,760
Single Family	8,360,660	0.6257	52,313	152,880
Duplexes-Triplexes	120,190	2.1719	2,610	-0-
Multi Unit (4-8)	12,683,510	3.4152	433,167	429,020
Multi Unit (9 & up)	559,100	2.3950	13,390	83,490
Condominiums	461,366,890	0.0000	-0-	19,126,400
Mobile Homes	20,931,490	1.9610	410,467	631,200
Mobile Homes Land & Park Amenities	8,452,680	4.1084	347,270	207,960
TOTAL RESIDENTIAL PROPERTY	933,280	0.0000	-0-	-0-
	2,356,380	0.0000	-0-	2,350
COMMERCIAL	40,398,810	0.7808	315,434	1,528,260
Merchandising	42,826,950	0.1138	48,737	2,278,560
Lodging	702,220	0.3527	2,477	-0-
Offices	43,039,180	0.5631	242,354	2,278,560
Recreation	895,680	4.2500	38,066	-0-
Special Purpose	2,362,860	0.3271	7,729	2,860
Warehouse/Storage	21,866,220	3.3327	728,736	1,929,220
Multi-Use	3,183,530	1.8250	58,099	28,910
TOTAL COMMERCIAL PROPERTY	4,080,070	4.6000	187,683	270,350
	3,666,150	0.0134	491	19,640
INDUSTRIAL	610,858,030	0.0696	425,157	23,258,530
Manufacturing/Processing	610,858,030	0.0084	51,312	23,258,530
Contract/Service	12,498,800	3.7325	466,518	262,550
TOTAL INDUSTRIAL	23,320	3.8469	897	-0-
	-0-	0.0000	-0-	-0-
AGRICULTURAL	29,170	3.7280	1,087	-0-
Irrigated Farmland	436,730	0.0000	-0-	-0-
Dry Farm Land	58,350	2.0000	1,167	-0-
Meadow Hay Grazing	3,223,470	3.5199	113,463	64,550
Grazing Land	6,900	0.0000	-0-	-0-
Forest Land	14,862,620	0.7350	109,240	97,150
Waste Land	590,390	2.2461	13,261	3,180
All Other	48,430	0.0000	-0-	-0-
Agricultural Improvements	27,210	0.0000	-0-	-0-
TOTAL AGRICULTURAL				
NATURAL RESOURCES				
Earth or Stone Products				
Natural Resources				
Severed Mineral				
TOTAL NATURAL RESOURCES				

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

	ACTUAL VALUE	ASSESSED VALUE
McArthur Ranch Metro & Rec		
<i>Meadows Metro #1</i>		
Meadows Metro #2		
<i>Meadows Metro #3</i>		
Meadows Metro #4		
<i>Meadows Metro #5</i>		
Meadows Metro #6		
<i>Meadows Metro #7</i>	\$238,979,466	67,541,670
Meridian Metro	52,660,640	15,271,610
<i>Mountain Community Fire</i>	6,564,443	1,903,690
North DC Water & San Dist	296,764	86,060
<i>Park Meadows Metro</i>	72,791,452	20,880,860
Parker Fire	371,292,765	105,683,890
<i>Parker Prop Metro #1</i>		
Parker Water & San		
<i>Perry Park Metro</i>	3,989,907,110	513,102,800
Perry Park Water	682,863	87,820
<i>Perry Park Water & San</i>	3,672,924	472,340
Plum Creek Metro	49,153,003	6,321,080
<i>Regional Transportation</i>	46,836,185	6,023,140
Roxborough Park Metro	3,652,042	469,660
<i>Roxborough Village Metro</i>	1,641,102	211,050
Sedalia Water & San	4,095,545,229	526,687,890
<i>Silver Heights Water & San</i>		
South Sub Metro Rec & Park		
<i>Southgate Sanitation</i>	105,133,734	30,488,790
Southgate Water Bond Debt	1,256,656	364,440
<i>Southgate Water</i>	78,078,748	226,428,840
South Park Metro	33,762,876	9,791,230
<i>SW Metro Water & San</i>	78,469,178	21,306,060
Stonegate Village Metro	38,488,593	11,161,700
<i>Thunderbird Water & San</i>	8,217,819	933,170
Upper Cherry Creek Metro	338,407,604	96,688,230
<i>Upper South Platte Water Cns</i>		
Urban Drainage & Flood Ctrl		
<i>Urban Drainage & Flood So Plt</i>	28,086,841	8,145,180
Villages @ CR Metro #1	23,046,824	6,683,580
<i>Villages @ CR Metro #2</i>	51,133,665	14,828,760
Villages @ CR Metro #3		
<i>Villages @ CR Metro #4</i>		
Villages @ CR Metro #5	1,081,564	313,640
<i>Villages @ CR Metro #6</i>	1,202,871	348,850
Villages @ CR Metro #7	269,494	78,160
<i>Villages @ CR Metro #9</i>	5,549,470	1,609,360
West Douglas Fire	73,998	21,420
<i>West Creek Lakes Water</i>	8,708	2,520
Westfield Metro #1	1,702,071	493,610
<i>Westfield Metro #2</i>	72,401,644	11,635,630
	81,289,820	14,503,190
	1,820,124	527,840
	67,427	19,560
	76,118	22,090
	1,963,669	569,490

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 Valuation	Tax Rate%	Revenue	N.G. Assessed Valuation	
PERSONAL PROPERTY					
Residential	18,870	1.0477	198	-0-	
Commercial	5,140	2.9493	152	-0-	
Industrial	10,580	3.2231	341	-0-	
Natural Resources	34,580	0.8637	299	-0-	
TOTAL PERSONAL PROPERTY	1,790	0.0000	-0-	-0-	
	38,180	0.0000	-0-	-0-	
	540	0.0000	-0-	-0-	
STATE ASSESSED					
Railroads	11,210	0.0000	-0-	-0-	
Private Carlines	69,210	0.0000	-0-	-0-	
Fluid Pipeline Companies	31,424,700	3.0834	968,949	882,440	
Airline Companies	285,340	0.0000	-0-	-0-	
Telephone Companies	15,048,670	5.9200	890,881	-0-	
Mobile Telephone Companies	21,450,900	0.1672	35,866	164,700	
Independent Telephone Co.	837,690	0.1980	1,659	-0-	
Electric Companies	106,234,560	1.0296	1,093,791	2,591,290	
Rural Electric	156,485,250	0.0717	112,200	3,391,840	
Transportation Pipeline Companies	1,130	0.0000	-0-	-0-	
Distribution Pipeline Companies	314,753,000	0.0500	157,377	7,774,860	
TOTAL STATE ASSESSED PROPERTY	6,986,200	2.9871	208,685	398,080	
	30	0.0000	-0-	-0-	
TOTAL TAXABLE PROPERTY	11,928,760	2.0700	246,925	60,520	
	11,942,750	2.3850	284,835	60,520	
EXEMPT PROPERTY	79,870	1.1093	886	-0-	
United States Government	28,850	0.6239	180	-0-	
State of Colorado	352,670	0.2730	963	-0-	
Douglas County	3,930	3.5000	138	-0-	
Political Subdivisions	122,130	3.5000	4,275	-0-	
Religious Worship	5,460	3.5000	191	-0-	
Educational	5,810	3.5000	203	-0-	
Charitable	42,716,700	1.9000	811,617	498,580	
All Others	826,529,490	0.2767	2,287,007	26,963,290	
TOTAL EXEMPT PROPERTY	42,420	0.0000	-0-	-0-	
	783,743,140	0.0000	-0-	26,774,500	
TOTAL TAXABLE/EXEMPT PROPERTY	660,460	1.5974	10,550	-0-	
	78,353,280	0.0000	-0-	2,212,510	
	41,009,150	0.7659	314,089	644,350	
	2,911,400	1.3046	37,982	33,610	
	117,691,490	2.5250	2,971,710	4,788,790	
	107,127,060	2.5250	2,704,958	6,216,940	
	65,430	2.5250	1,652	-0-	
	4,824,890	2.5250	121,828	1,068,530	
	170	0.0000	-0-	-0-	
January 1	All taxable property is listed, appraised, and valued for the 1995 Assessment Roll based on its status as of this date.	19,652,010	1.8900	371,423	-0-
		19,652,010	1.0500	206,346	-0-
By January 10	1994 tax warrant (listing property owners, assessments, and taxes due) is delivered to the Treasurer with the authority to collect taxes.	11,585,980	0.6977	80,835	141,160
		25,922,970	0.9949	257,908	609,260
		92,730	3.0000	2,782	-0-
		2,259,020	0.6700	15,135	2,860
By February 28	First half of 1994 taxes must be received (if paid in installments).	20,268,640	1.1114	225,266	519,970
		50	0.0000	-0-	-0-
		3,210	0.0000	-0-	-0-
By April 15	All personal property (equipment and furnishings) must be listed on a 1995 Declaration Schedule and returned to the Assessor to avoid penalties.	8,820	0.0000	-0-	-0-
		1,510	0.0000	-0-	-0-
		23,520	0.0000	-0-	-0-
By April 30	Full amount of 1994 taxes must be received.				

1995 TAXPAYER

SERVICE DISTRICTS

NAME

Bell Mtn Ranch Master Metro
Bell Mtn Ranch Phase 2 Metro
 Bell Mtn Ranch Phase 3 Metro
Bell Mtn Ranch Pk & Rec Metro
 Castle Pines Comm Metro #1
Castle Pines Comm Metro #2
 Castle Pines Comm Metro #3
Castle Pines Comm Metro #4
 Castle Pines Comm Metro #5
Castle Pines Metro Dist
 Castle Pines No Debt Svc
Castle Pines No Metro Dist
 Castle Rock Fire
Castleton Center Water & San
 Castlewood Fire Prot Dist
Cedar Hill Cemetery
 Centennial Water & San
Cherry Creek Basin
 Cherry Creek So Metro #1
Cherry Creek So Metro #2
 Cottonwood Metropolitan
Cottonwood Water & San
 Crystal Valley Metro #1
Crystal Valley Metro #2
 Dawson Ridge Metro #1
Dawson Ridge Metro #2
 Dawson Ridge Metro #3
Dawson Ridge Metro #4
 Dawson Ridge Metro #5
Denver SE Sub Water & San
 Douglas Public Library Dist
Douglas County Metro Dist
 Douglas County Soil Con
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 #3
 Highlands Ranch Metro #4
Highlands Ranch Metro #5
 Inverness Metro Imp Dist
Inverness Water & San
 Jackson-105 Fire Protection
Larkspur Fire Protection
 Lincoln Park Metro Dist
Littleton Fire
 Louviers Fire
Maher Ranch Metro #1
 Maher Ranch Metro #2
Maher Ranch Metro #3
 Maher Ranch Metro #4
Maher Ranch Metro #5

ACTUAL VALUE

ASSESSED VALUE

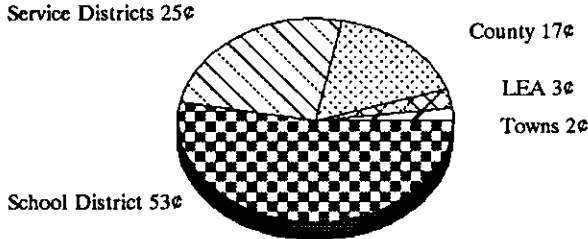
1,733,577	502,740
129,491,709	37,552,600
24,617,872	7,139,190
2,605,224	755,520
158,448,382	45,950,050
8,084,483	2,344,510
3,456,891	1,002,500
1,133,793	328,800
3,448	1,000
73,379,999	21,280,200
5,287,932	1,533,500
1,370,345	397,400
30,384,827	8,811,600
37,344,139	10,829,800
2,258,275	654,900
4,817,931	1,397,200
167,522,063	48,581,410
5,261,603,197	853,492,910
110,813,102	32,135,810
10,888,011	3,157,550
25,958,855	7,528,100
282,394,910	81,894,450
27,709,360	7,939,800
32,439,537	9,407,460
6,926,590	2,008,720
3,507,116	1,017,060
500,637,481	145,088,950
5,762,240,678	998,581,860

The 1994 Abstract figures are based on the Douglas County Tax Roll Values of January 10, 1995.

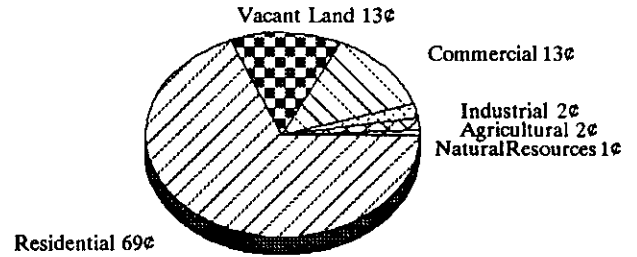
CALENDAR

- By May 1** Taxpayer is notified of any change in valuation of real estate for 1995.
- May 1 - June 1** Assessor hears appeals to real estate valuations.
- By June 15** Taxpayer is notified of personal property valuations for 1995.
- By June 15** Second half of 1994 taxes must be received (if paid in installments).
- June 15 - July 5** Assessor hears appeals to personal property valuations.
- By August 25** Valuations are certified to each of the taxing entities in the County.
- October 27** Real estate tax lien sale of property on which 1994 taxes have not been paid.
- By December 15** Taxing entities certify levies to the Board of County Commissioners.
- By December 22** Board of County Commissioners certify tax levies to Assessor.

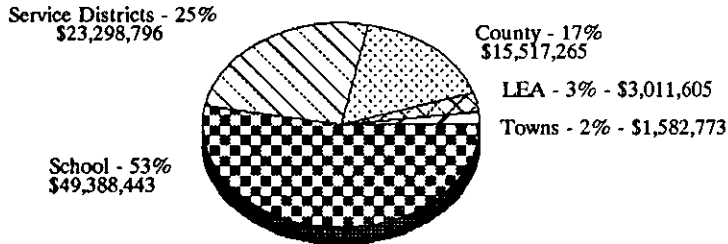
1994 PROPERTY TAX DOLLAR Expenditure



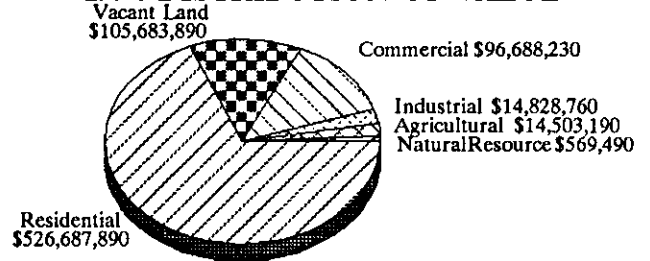
1994 PROPERTY TAX DOLLAR Source of Revenue



1994 DISTRIBUTION OF TAXES



1994 DISTRIBUTION OF VALUE



TAX RATES New Growth

AND REVENUES Valuations (NG)*

COUNTY

	VALUATION	TAX RATE%	REVENUE
General Fund	826,529,490	0.9888	8,172,724
Road/Bridge	826,529,490	0.4693	3,878,903
Social Service	826,529,490	0.0518	428,142
Capital Expend	826,529,490	0.3100	2,562,241
Debt Service	826,529,490	0.0575	475,254
TOTAL	826,529,490	1.8774	15,517,265
NEW GROWTH	26,963,290		
GRAND TOTAL	853,492,780		
Law Enforcement Authority	669,245,620	0.4500	3,011,605
NEW GROWTH	22,782,820		

SCHOOL DISTRICT

General Fund	826,529,490	4.3122	35,641,605
Bond Redemption	826,529,490	1.6632	13,746,838
TOTAL	826,529,490	5.9754	49,388,443
NEW GROWTH	26,963,290		
GRAND TOTAL	853,492,780		

TOWNS

Aurora	2,480	1.1605	29
(New Growth)	-0-		
Castle Rock	87,515,420	1.5444	1,351,588
(New Growth)	1,969,700		
Larkspur	1,311,270	1.5000	19,669
(New Growth)	9,650		
Littleton	1,152,810	0.6662	7,680
(New Growth)	6,690		
Parker	67,687,490	0.3011	203,807
(New Growth)	2,194,120		