

## 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 1995 all property is appraised as of June 30, 1994 level of actual value. Residential property is assessed at 10.36 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

# 1995 DOUGLAS COUNTY COLORADO



## ABSTRACT OF ASSESSMENT AND SUMMARY OF TAX RATES

Ginger K. Chase  
Assessor



# 1995 ABSTRACT

## PROPERTY CLASSIFICATION

|                                    | Reg. Assessed<br>Valuation | Tax<br>Rate%  | Revenue        | N.G.Assessed<br>Value |
|------------------------------------|----------------------------|---------------|----------------|-----------------------|
|                                    | 1,894,580                  | 0.2495        | 4,727          | 13,320                |
|                                    | <b>13,830,750</b>          | <b>2.5000</b> | <b>345,771</b> | <b>341,450</b>        |
|                                    | 2,050                      | 2.5000        | 51             | - 0 -                 |
|                                    | <b>3,790</b>               | <b>2.5000</b> | <b>95</b>      | <b>- 0 -</b>          |
|                                    | 240                        | 2.5000        | 6              | - 0 -                 |
|                                    | <b>20,700</b>              | <b>2.5000</b> | <b>518</b>     | <b>- 0 -</b>          |
|                                    | 71,680                     | 2.5000        | 1,792          | - 0 -                 |
|                                    | <b>28,080</b>              | <b>2.5000</b> | <b>702</b>     | <b>- 0 -</b>          |
| <b>VACANT LAND</b>                 |                            |               |                |                       |
| Residential                        |                            |               |                |                       |
| Commercial                         |                            |               |                |                       |
| Industrial                         | 21,662,660                 | 2.7350        | 592,474        | - 0 -                 |
| PUD                                | <b>1,954,450</b>           | <b>0.7703</b> | <b>115,055</b> | <b>8,230</b>          |
| All Other                          | 9,412,410                  | 2.2167        | 208,645        | 386,800               |
| <b>TOTAL VACANT LAND</b>           | <b>44,486,820</b>          | <b>1.6150</b> | <b>718,462</b> | <b>2,807,080</b>      |
|                                    | 273,187,740                | 1.3241        | 3,617,279      | 6,487,790             |
|                                    | <b>6,273,140</b>           | <b>2.8160</b> | <b>176,652</b> | <b>390,750</b>        |
| <b>RESIDENTIAL</b>                 |                            |               |                |                       |
| Single Family                      | 76,015,810                 | 0.2972        | 225,919        | 2,838,590             |
| Duplexes-Triplexes                 | <b>10,150,470</b>          | <b>0.6015</b> | <b>61,055</b>  | <b>175,850</b>        |
| Multi Unit (4-8)                   | 120,300                    | 2.1719        | 2,613          | - 0 -                 |
| Multi Unit (9 & up)                | <b>16,814,800</b>          | <b>3.2770</b> | <b>551,021</b> | <b>355,590</b>        |
| Condominiums                       | 1,125,880                  | 2.3950        | 26,965         | 8,290                 |
| Mobile Homes                       | <b>567,353,830</b>         | <b>0.0000</b> | <b>-0-</b>     | <b>15,498,380</b>     |
| Mobile Homes Land & Park Amenities | 23,943,580                 | 1.9610        | 469,534        | 610,790               |
| <b>TOTAL RESIDENTIAL PROPERTY</b>  | <b>9,421,020</b>           | <b>5.1457</b> | <b>484,777</b> | <b>91,230</b>         |
|                                    | 1,187,670                  | 0.0000        | -0-            | - 0 -                 |
|                                    | <b>2,303,850</b>           | <b>0.0000</b> | <b>-0-</b>     | <b>10,180</b>         |
| <b>COMMERCIAL</b>                  |                            |               |                |                       |
| Merchandising                      | 60,622,870                 | 0.7393        | 448,185        | 1,787,420             |
| Lodging                            | <b>64,629,860</b>          | <b>0.1032</b> | <b>66,698</b>  | <b>2,919,770</b>      |
| Offices                            | 297,360                    | 0.3341        | 993            | - 0 -                 |
| Recreation                         | <b>64,919,040</b>          | <b>0.5228</b> | <b>339,397</b> | <b>2,947,310</b>      |
| Special Purpose                    | 980,460                    | 4.2500        | 41,670         | - 0 -                 |
| Warehouse/Storage                  | <b>3,787,040</b>           | <b>0.0000</b> | <b>-0-</b>     | <b>151,360</b>        |
| Multi-Use                          | 28,370,120                 | 3.4277        | 972,443        | 1,657,530             |
| <b>TOTAL COMMERCIAL PROPERTY</b>   | <b>3,781,140</b>           | <b>1.6255</b> | <b>61,462</b>  | <b>- 0 -</b>          |
|                                    | 4,666,270                  | 4.6000        | 214,646        | 96,450                |
|                                    | <b>4,422,840</b>           | <b>0.0118</b> | <b>522</b>     | <b>21,190</b>         |
| <b>INDUSTRIAL</b>                  |                            |               |                |                       |
| Manufacturing/Processing           | 759,720,270                | 0.0696        | 528,765        | 20,960,810            |
| Contract/Service                   | <b>759,720,270</b>         | <b>0.0084</b> | <b>63,817</b>  | <b>20,960,810</b>     |
| <b>TOTAL INDUSTRIAL</b>            | 13,828,170                 | 4.6332        | 640,687        | 313,100               |
|                                    | <b>23,220</b>              | <b>3.8469</b> | <b>893</b>     | <b>- 0 -</b>          |
| <b>AGRICULTURAL</b>                |                            |               |                |                       |
| Irrigated Farmland                 | 32,400                     | 3.7280        | 1,208          | - 0 -                 |
| Dry Farm Land                      | <b>62,080</b>              | <b>1.9590</b> | <b>1,217</b>   | <b>- 0 -</b>          |
| Meadow Hay Land                    | 3,268,780                  | 3.9235        | 128,251        | 122,570               |
| Meadow Hay Grazing                 | <b>7,170</b>               | <b>0.0000</b> | <b>-0-</b>     | <b>- 0 -</b>          |
| Grazing Land                       | 17,562,280                 | 0.6680        | 117,316        | 42,310                |
| Forest Land                        | <b>640,280</b>             | <b>2.2461</b> | <b>14,382</b>  | <b>- 0 -</b>          |
| Waste Land                         | 45,430                     | 0.0000        | -0-            | - 0 -                 |
| All Other                          | <b>42,110</b>              | <b>0.0000</b> | <b>-0-</b>     | <b>- 0 -</b>          |
| Agricultural Improvements          |                            |               |                |                       |
| <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.*



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

|                                      | Reg. Assessed<br>Valuation | Tax<br>Rate% | Revenue   | N.G. Assessed<br>Valuation |
|--------------------------------------|----------------------------|--------------|-----------|----------------------------|
| <b>PERSONAL PROPERTY</b>             |                            |              |           |                            |
| Residential                          | 17,180                     | 1.0477       | 180       | - 0 -                      |
| Commercial                           | 5,140                      | 3.5000       | 180       | - 0 -                      |
| Industrial                           | 10,480                     | 3.5000       | 367       | - 0 -                      |
| Natural Resources                    | 32,790                     | 1.6000       | 525       | - 0 -                      |
| <b>TOTAL PERSONAL PROPERTY</b>       | 1,700                      | 0.0000       | -0-       | - 0 -                      |
|                                      | 42,410                     | 0.0000       | -0-       | - 0 -                      |
| <b>STATE ASSESSED</b>                | 540                        | 0.0000       | -0-       | - 0 -                      |
| Railroads                            | 13,050                     | 0.0000       | -0-       | - 0 -                      |
| Private Carlines                     | 66,760                     | 0.0000       | -0-       | - 0 -                      |
| Fluid Pipeline Companies             | 39,880,570                 | 3.0834       | 1,229,677 | 1,161,060                  |
| Airline Companies                    | 339,640                    | 0.0000       | -0-       | - 0 -                      |
| Telephone Companies                  | 13,903,710                 | 6.6562       | 925,459   | 275,500                    |
| Mobile Telephone Companies           | 31,349,930                 | 0.1275       | 39,971    | 200,060                    |
| Independent Telephone Co.            | 846,980                    | 0.1980       | 1,677     | 5,510                      |
| Electric Companies                   | 140,275,610                | 0.9514       | 1,334,582 | 4,637,620                  |
| Rural Electric                       | 194,736,970                | 0.0634       | 123,463   | 3,142,490                  |
| Transportation Pipeline Companies    | 23,990                     | 0.0000       | -0-       | - 0 -                      |
| Distribution Pipeline Companies      | 380,780,620                | 0.0451       | 171,732   | 7,641,060                  |
| <b>TOTAL STATE ASSESSED PROPERTY</b> | 8,940,350                  | 3.5000       | 312,912   | 305,930                    |
|                                      | 30                         | 0.0000       | -0-       | - 0 -                      |
| <b>TOTAL TAXABLE PROPERTY</b>        | 13,601,130                 | 2.0700       | 281,543   | 891,590                    |
|                                      | 13,614,430                 | 2.8030       | 381,612   | 891,590                    |
| <b>EXEMPT PROPERTY</b>               | 127,180                    | 0.7305       | 929       | - 0 -                      |
| United States Government             | 27,250                     | 0.6239       | 170       | - 0 -                      |
| State of Colorado                    | 572,670                    | 0.1757       | 1,006     | - 0 -                      |
| Douglas County                       | 2,560                      | 3.5000       | 90        | - 0 -                      |
| Political Subdivisions               | 45,650                     | 3.5000       | 1,598     | - 0 -                      |
| Religious Worship                    | 2,490                      | 3.5000       | 87        | - 0 -                      |
| Educational                          | 30                         | 3.5000       | 1         | - 0 -                      |
| Charitable                           | 50,657,180                 | 1.9000       | 962,486   | 456,450                    |
| All Others                           |                            |              |           |                            |
| <b>TOTAL EXEMPT PROPERTY</b>         | 1,022,377,110              | 0.2748       | 2,809,492 | 23,736,890                 |
|                                      | 38,090                     | 0.0000       | -0-       | - 0 -                      |
| <b>TOTAL TAXABLE/EXEMPT PROPERTY</b> | 976,268,260                | 0.0000       | -0-       | 23,555,350                 |
|                                      | 1,066,040                  | 1.0441       | 11,131    | 14,850                     |
|                                      | 92,375,640                 | 0.0000       | -0-       | 1,772,850                  |
|                                      | 47,286,510                 | 0.7425       | 351,102   | 351,420                    |
|                                      | 279,950                    | 0.0000       | -0-       | - 0 -                      |
|                                      | 4,775,360                  | 0.9950       | 47,515    | 186,200                    |
|                                      | 143,454,900                | 2.5250       | 3,622,236 | 3,860,790                  |
|                                      | 125,719,220                | 2.5250       | 3,174,410 | 3,394,700                  |
|                                      | 77,590                     | 2.5250       | 1,959     | - 0 -                      |
|                                      | 14,225,960                 | 2.5250       | 359,205   | 1,601,640                  |
|                                      | 5,520                      | 0.0000       | -0-       | - 0 -                      |
| <b>January 1</b>                     | 20,366,160                 | 1.7700       | 360,481   | - 0 -                      |
| <b>By January 10</b>                 | 20,366,160                 | 1.2300       | 250,504   | - 0 -                      |
|                                      | 13,583,170                 | 0.6816       | 92,583    | 75,040                     |
|                                      | 33,051,570                 | 0.8670       | 286,557   | 476,420                    |
| <b>By February 28</b>                | 120,390                    | 3.0000       | 3,612     | - 0 -                      |
|                                      | 5,067,310                  | 0.6500       | 32,938    | 196,800                    |
|                                      | 24,836,740                 | 0.9873       | 245,213   | 47,830                     |
| <b>By April 15</b>                   | 50                         | 0.0000       | -0-       | - 0 -                      |
|                                      | 3,260                      | 0.0000       | -0-       | - 0 -                      |
|                                      | 8,710                      | 0.0000       | -0-       | - 0 -                      |
|                                      | 1,510                      | 0.0000       | -0-       | - 0 -                      |
| <b>By April 30</b>                   | 35,020                     | 0.0000       | -0-       | - 0 -                      |

**1996 TAXPAYER**

- January 1** All taxable property is listed, appraised, and valued for the 1996 Assessment Roll based on its status as of this date.
- By January 10** 1995 tax warrant (listing property owners, assessments, and taxes due) is delivered to the Treasurer with the authority to collect taxes.
- By February 28** First half of 1995 taxes must be received (if paid in installments).
- By April 15** All personal property (equipment and furnishings) must be listed on a 1996 Declaration Schedule and returned to the Assessor to avoid penalties.
- By April 30** Full amount of 1995 taxes must be received.

**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*  
 Green Valley Water & San  
*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**

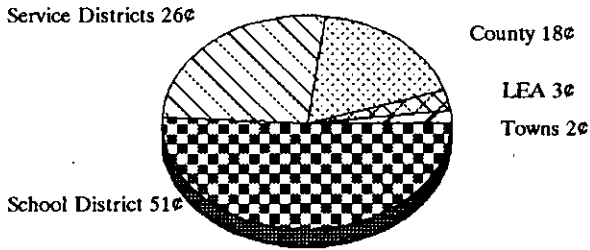
|                      |                      |
|----------------------|----------------------|
| 1,623,190            | 470,730              |
| 195,302,440          | 56,637,690           |
| 31,859,450           | 9,239,240            |
| 2,597,480            | 753,270              |
| <b>231,382,560</b>   | <b>67,100,930</b>    |
| 8,253,104            | 2,393,400            |
| 4,077,579            | 1,182,500            |
| 1,052,413            | 305,200              |
| 31,380               | 9,100                |
| 68,966,896           | 20,000,400           |
| 5,729,311            | 1,661,500            |
| 874,828              | 253,700              |
| 29,890,000           | 8,668,100            |
| 48,163,794           | 13,967,500           |
| 1,914,138            | 555,100              |
| 4,811,034            | 1,395,200            |
| 173,764,470          | <b>50,391,700</b>    |
| <b>7,461,839,522</b> | <b>1,046,114,050</b> |
| 115,906,860          | 33,613,000           |
| 15,884,840           | 4,606,610            |
| 37,442,480           | 10,858,350           |
| 249,928,552          | 72,479,180           |
| 74,614,928           | 21,455,190           |
| 60,482,630           | 17,539,960           |
| 7,480,510            | 2,169,360            |
| 3,185,930            | 923,920              |
| <b>564,926,730</b>   | <b>163,645,570</b>   |
| <b>8,126,766,252</b> | <b>1,209,759,620</b> |

The 1995 Abstract figures are based on the Douglas County Certification of Levies and Revenue as of December 19, 1995.

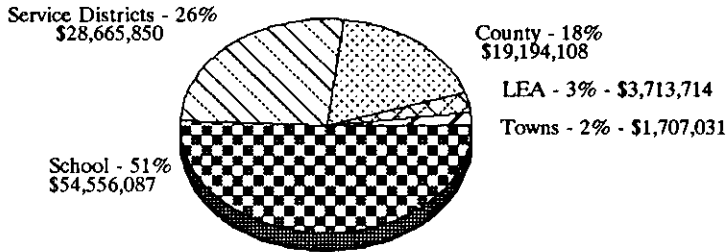
**CALENDAR**

|                         |   |
|-------------------------|---|
| <b>By May 1</b>         | Taxpayer is notified of any change in valuation of real estate for 1996.      |
| <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 1996.                |
| <b>By June 15</b>       | Second half of 1995 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 1995 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.                 |

## 1995 PROPERTY TAX DOLLAR Expenditure



## 1995 DISTRIBUTION OF TAXES



## TAX RATES

### COUNTY

| Fund                      | Valuation            | Tax Rate      | Revenue           |
|---------------------------|----------------------|---------------|-------------------|
| General Fund              | 1,022,377,110        | 1.0225        | 10,453,806        |
| Road/Bridge               | 1,022,377,110        | 0.4493        | 4,593,540         |
| Social Service            | 1,022,377,110        | 0.0316        | 323,071           |
| Capital Expend            | 1,022,377,110        | 0.3189        | 3,260,361         |
| Debt Service              | 1,022,377,110        | 0.0551        | 563,330           |
| <b>TOTAL</b>              | <b>1,022,377,110</b> | <b>1.8774</b> | <b>19,194,108</b> |
| <b>NEW GROWTH</b>         | <b>23,736,890</b>    |               |                   |
| <b>GRAND TOTAL</b>        | <b>1,046,114,000</b> |               |                   |
| Law Enforcement Authority | 825,269,700          | 0.4500        | 3,713,714         |
| <b>NEW GROWTH</b>         | <b>18,743,850</b>    |               |                   |

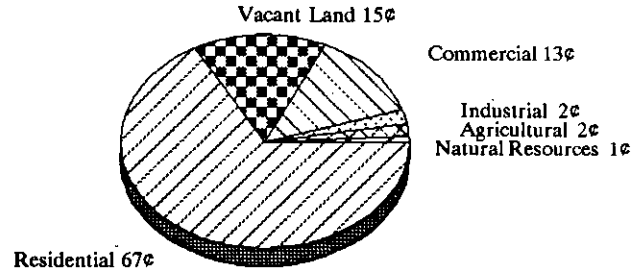
### SCHOOL DISTRICT

| Fund               | Valuation            | Tax Rate      | Revenue           |
|--------------------|----------------------|---------------|-------------------|
| General Fund       | 1,022,377,110        | 4.0057        | 40,953,360        |
| Bond Redemption    | 1,022,377,110        | 1.3305        | 13,602,727        |
| <b>TOTAL</b>       | <b>1,022,377,110</b> | <b>5.3362</b> | <b>54,556,087</b> |
| <b>NEW GROWTH</b>  | <b>23,736,890</b>    |               |                   |
| <b>GRAND TOTAL</b> | <b>1,046,114,000</b> |               |                   |

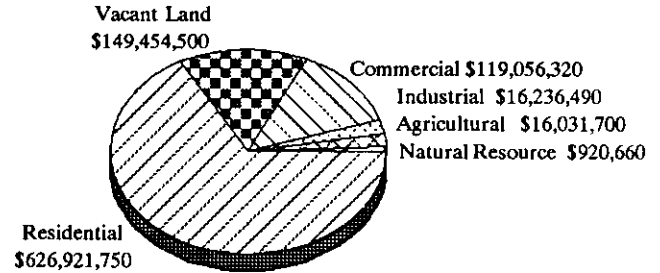
### TOWNS

| Town         | Valuation   | Tax Rate | Revenue   |
|--------------|-------------|----------|-----------|
| Aurora       | 2,360       | 1.2003   | 28        |
| (New Growth) | -0-         |          |           |
| Castle Rock  | 104,231,320 | 1.3570   | 1,414,419 |
| (New Growth) | 1,432,990   |          |           |
| Larkspur     | 1,613,290   | 1.5000   | 24,199    |
| (New Growth) | 6,170       |          |           |
| Littleton    | 1,229,050   | 0.6662   | 8,188     |
| (New Growth) | -0-         |          |           |
| Parker       | 92,530,860  | 0.2812   | 260,197   |
| (New Growth) | 3,553,880   |          |           |

## 1995 PROPERTY TAX DOLLAR Source of Revenue



## 1995 DISTRIBUTION OF VALUE



## AND REVENUES

| Category                  | Valuation            | Tax Rate      | Revenue           |
|---------------------------|----------------------|---------------|-------------------|
| General Fund              | 1,022,377,110        | 1.0225        | 10,453,806        |
| Road/Bridge               | 1,022,377,110        | 0.4493        | 4,593,540         |
| Social Service            | 1,022,377,110        | 0.0316        | 323,071           |
| Capital Expend            | 1,022,377,110        | 0.3189        | 3,260,361         |
| Debt Service              | 1,022,377,110        | 0.0551        | 563,330           |
| <b>TOTAL</b>              | <b>1,022,377,110</b> | <b>1.8774</b> | <b>19,194,108</b> |
| <b>NEW GROWTH</b>         | <b>23,736,890</b>    |               |                   |
| <b>GRAND TOTAL</b>        | <b>1,046,114,000</b> |               |                   |
| Law Enforcement Authority | 825,269,700          | 0.4500        | 3,713,714         |
| <b>NEW GROWTH</b>         | <b>18,743,850</b>    |               |                   |
| General Fund              | 1,022,377,110        | 4.0057        | 40,953,360        |
| Bond Redemption           | 1,022,377,110        | 1.3305        | 13,602,727        |
| <b>TOTAL</b>              | <b>1,022,377,110</b> | <b>5.3362</b> | <b>54,556,087</b> |
| <b>NEW GROWTH</b>         | <b>23,736,890</b>    |               |                   |
| <b>GRAND TOTAL</b>        | <b>1,046,114,000</b> |               |                   |
| Aurora                    | 2,360                | 1.2003        | 28                |
| (New Growth)              | -0-                  |               |                   |
| Castle Rock               | 104,231,320          | 1.3570        | 1,414,419         |
| (New Growth)              | 1,432,990            |               |                   |
| Larkspur                  | 1,613,290            | 1.5000        | 24,199            |
| (New Growth)              | 6,170                |               |                   |
| Littleton                 | 1,229,050            | 0.6662        | 8,188             |
| (New Growth)              | -0-                  |               |                   |
| Parker                    | 92,530,860           | 0.2812        | 260,197           |
| (New Growth)              | 3,553,880            |               |                   |