

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 1996 all property is appraised as of June 30, 1996. Residential property is assessed at 10.36 percent of market value 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. By law 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.

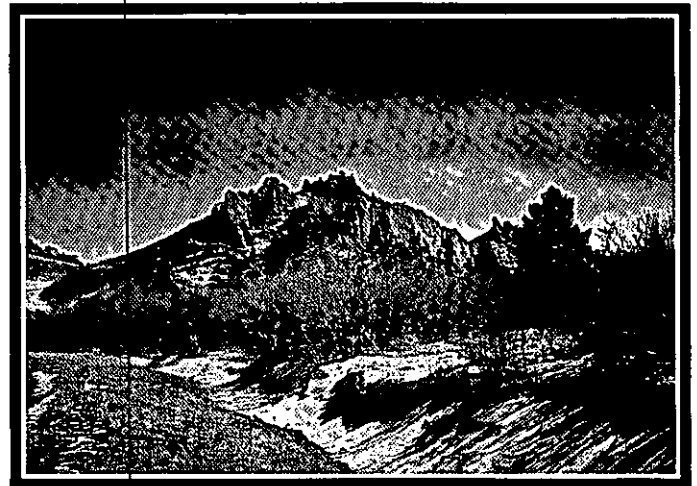
The assessor does **not set** taxes. The school taxes are levied by the School District Board; Service District taxes are levied by the Service District Directors; County taxes are levied by the Board of County Commissioners; Town taxes are levied by the Town Councils. After the various mill levies are 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 or in one payment due April 30.



Ginger K. Chase
Assessor

1996 DOUGLAS COUNTY COLORADO



ABSTRACT OF ASSESSMENT AND SUMMARY OF TAX RATES

Ginger K. Chase
Assessor



1996 ABSTRACT

PROPERTY CLASSIFICATION

VACANT LAND

Residential
Commercial
Industrial
PUD
All Other

TOTAL VACANT LAND

RESIDENTIAL

Single Family
Duplexes-Triplexes
Multi Unit (4-8)
Multi Unit (9 & up)
Condominiums
Mobile Homes
Mobile Homes Land & Park Amenities

TOTAL RESIDENTIAL PROPERTY

COMMERCIAL

Merchandising
Lodging
Offices
Recreation
Special Purpose
Warehouse/Storage
Multi-Use

TOTAL COMMERCIAL PROPERTY

INDUSTRIAL

Manufacturing/Processing
Contract/Service

TOTAL INDUSTRIAL

AGRICULTURAL

Irrigated Farm Land
Dry Farm Land
Meadow Hay Grazing Land
Grazing Land
Forest Land
Waste Land
All Other
Agricultural Improvements

TOTAL AGRICULTURAL

NATURAL RESOURCES

Earth or Stone Products
Natural Resources
Severed Minerals

TOTAL NATURAL RESOURCES

Reg. Assessed Valuation	Tax Rate%	Revenue	N.G. Assessed Value
1,952,090	0.2495	4,870	- 0 -
14,928,230	2.9000	432,919	719,230
10,480	2.9000	304	- 0 -
3,420	2.9000	99	- 0 -
240	2.9000	7	- 0 -
29,590	2.9000	858	- 0 -
104,570	2.9000	3,033	- 0 -
31,780	2.9000	922	- 0 -
23,919,340	2.8850	690,073	715,115
2,049,210	0.8582	17,586	18,200
13,526,110	2.2167	299,833	1,726,550
65,389,700	1.3000	850,066	4,953,740
295,205,170	1.3604	4,015,971	6,610,600
6,950,330	2.8208	196,055	800,180
85,944,680	0.3007	258,436	2,627,730
10,794,250	0.6015	64,927	137,400
120,460	2.1719	2,623	- 0 -
17,970,070	3.2770	588,879	226,040
1,289,300	2.3950	30,879	88,070
632,163,150	0.0000	-0-	18,736,180
25,853,590	1.9610	506,989	656,610
10,235,980	5.2806	540,521	276,820
1,198,790	0.0000	-0-	- 0 -
2,209,830	0.0000	-0-	2,990
78,165,830	0.7316	571,861	3,431,670
86,057,550	0.1032	88,811	4,837,220
388,770	0.3304	1,284	317,710
86,405,630	0.5191	448,532	4,837,220
971,590	4.2500	41,293	- 0 -
4,296,500	0.0000	-0-	820
32,298,400	3.4277	1,107,092	1,053,320
3,799,730	1.6255	61,765	5,140
5,041,120	0.8000	40,329	33,320
4,527,660	0.0134	607	28,680
857,606,660	0.0696	596,894	27,129,230
857,606,660	0.0084	72,039	27,129,230
14,641,690	4.6332	678,379	242,580
20,800	4.2933	893	- 0 -
35,540	3.7280	1,325	- 0 -
67,580	4.0000	2,703	- 0 -
3,727,670	3.9235	146,255	134,930
8,070	0.0000	-0-	- 0 -
18,212,740	0.6898	125,631	108,620
680,210	2.2289	15,161	4,920
58,370	0.0000	-0-	- 0 -
42,110	0.0000	-0-	- 0 -

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>		
<i>Meadows Metro #2</i>		
<i>Meadows Metro #3</i>		
<i>Meadows Metro #4</i>		
<i>Meadows Metro #5</i>		
<i>Meadows Metro #6</i>		
<i>Meadows Metro #7</i>		
Meridian Metro	\$313,700,700	90,922,390
<i>Mountain Community Fire</i>	70,920,040	20,566,810
North DC Water & San Dist	7,289,760	2,114,030
<i>Park Meadows Metro</i>	5,372,490	1,558,020
Parker Fire	89,277,506	25,884,460
<i>Parker Prop Metro #1</i>	486,560,496	141,045,710
Parker Water & San		
<i>Perry Park Metro</i>		
Perry Park Water	6,655,565,331	689,517,280
<i>Perry Park Water & San</i>	959,425	99,400
Plum Creek Metro	5,916,405	612,930
<i>Regional Transportation</i>		
Roxborough Park Metro	88,324,418	9,150,430
<i>Roxborough Village Metro</i>		
Sedalia Water & San	72,865,498	7,548,780
<i>Silver Heights Water & San</i>	4,088,300	423,550
South Sub Metro Rec & Park	1,659,930	171,970
<i>Southgate Sanitation</i>		
Southgate Water Bond Debt	6,829,379,307	707,524,340
<i>Southgate Water</i>		
South Park Metro	224,813,264	65,195,860
<i>SW Metro Water & San</i>	4,587,662	1,330,420
Stonegate Village Metro	101,146,999	29,332,640
<i>Thunderbird Water & San</i>		
Upper Cherry Creek Metro	36,239,139	10,509,350
<i>Upper South Platte Water Cns</i>		
Urban Drainage & Flood Ctrl	100,277,676	29,080,520
<i>Urban Drainage & Fld So Plt</i>		
Villages @ CR Metro #1	41,784,108	12,117,380
<i>Villages @ CR Metro #2</i>		
<i>Villages @ CR Metro #4</i>		
<i>Villages @ CR Metro #6</i>		
<i>Villages @ CR Metro #7</i>		
<i>Villages @ CR Metro #9</i>		
West Douglas Fire	3,926,240	1,138,620
<i>West Creek Lakes Water</i>		
Westfield Metro #1	512,775,088	148,704,790
<i>Westfield Metro #2</i>		
	30,654,930	8,889,920
	25,849,767	7,496,440
	56,504,697	16,386,360
	1,179,610	342,090
	1,120,340	324,910
	278,220	80,690
	6,548,150	1,898,890
	92,290	26,770
	8,670	2,510
	1,836,240	532,510
	109,172,214	14,625,880
	120,235,734	17,834,250
	973,520	282,320
	72,640	21,070
	74,480	21,620
	1,120,640	325,010

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	7,310	1.0477	77	- 0 -
Commercial	4,200	3.9000	164	3,100
Industrial	15,560	3.9000	607	2,480
Natural Resources	27,060	1.4000	379	5,580
TOTAL PERSONAL PROPERTY	112,360	3.5000	3,933	- 0 -
	1,990	0.0000	-0-	- 0 -
STATE ASSESSED				
Railroads	510	0.0000	-0-	- 0 -
Private Carlines	13,010	0.0000	-0-	- 0 -
Fluid Pipeline Companies	74,380	0.0000	-0-	26,070
Airline Companies	43,128,540	3.0834	1,329,825	591,350
Telephone Companies	1,310	0.0000	-0-	- 0 -
Mobile Telephone Companies	15,647,390	6.6562	1,041,522	586,790
Independent Telephone Co.	29,373,190	0.1275	37,451	142,500
Electric Companies	897,420	0.1970	1,768	1,260
Rural Electric	171,192,170	0.9446	1,617,081	7,513,140
Transportation Pipeline Companies	204,244,030	0.0634	129,491	3,202,090
Distribution Pipeline Companies	34,460	0.0000	-0-	- 0 -
TOTAL STATE ASSESSED PROPERTY	406,939,880	0.0471	191,669	8,028,470
	9,499,420	3.5000	332,480	90,720
TOTAL TAXABLE PROPERTY				
	30	0.0000	-0-	- 0 -
	15,378,530	1.5700	241,443	564,340
EXEMPT PROPERTY	15,393,920	2.8470	438,265	564,340
United States Government	82,570	1.1869	980	- 0 -
State of Colorado	31,750	0.5638	179	- 0 -
Douglas County	587,130	0.1757	1,032	- 0 -
Political Subdivisions	3,220	3.5000	113	- 0 -
Religious Worship	50,040	3.5000	1,751	- 0 -
Educational	2,680	3.5000	94	- 0 -
Charitable	30	3.5000	1	- 0 -
All Others	51,817,410	1.9000	984,531	516,010
TOTAL EXEMPT PROPERTY	1,133,943,610	0.3935	4,462,068	30,755,390
	42,710	0.0000	-0-	- 0 -
TOTAL TAXABLE/EXEMPT PROPERTY				
	1,085,743,590	0.0000	-0-	30,354,420
	1,024,270	1.1149	11,420	46,620
	101,022,540	0.0000	-0-	2,451,770
	50,772,700	0.7425	376,987	450,990
	558,940	6.0817	33,993	- 0 -
	5,111,060	1.1848	60,556	265,080
	152,182,480	2.5250	3,842,608	3,454,270
	140,925,860	2.5250	3,558,378	2,056,210
	88,280	2.5250	2,229	- 0 -
	30,829,610	2.5250	778,448	6,373,320
	15,990	0.0000	-0-	- 0 -
By January 10	21,726,150	1.5900	345,446	621,920
	21,726,150	1.3100	284,613	621,920
	15,300,910	0.6643	101,644	131,190
By February 28	34,594,180	1.1711	405,132	691,510
	114,010	3.0000	3,420	- 0 -
	7,500,150	0.7473	56,049	392,580
By April 15	26,743,780	0.9759	260,993	42,960
	4,710	0.0000	-0-	- 0 -
	93,720	0.0000	-0-	- 0 -
	10,120	0.0000	-0-	- 0 -
By April 30	1,510	0.0000	-0-	- 0 -
	37,000	0.0000	-0-	- 0 -
<hr/>				
1997 TAXPAYER				
January 1	All taxable property is listed, appraised, and valued for the 1997 Assessment Roll based on its status as of this date.			
By January 10	1996 tax warrant (listing property owners, assessments, and taxes due) is delivered to the County Treasurer.			
By February 28	First half of 1996 taxes due to County Treasurer (if paid in installments).			
By April 15	All personal property (equipment and furnishings) must be listed on a 1997 Declaration Schedule and returned to the Assessor to avoid penalties.			
By April 30	Full amount of 1996 taxes due to County Treasurer.			
By May 1	Property Owner is notified of any change in valuation of real estate for 1997 by the Assessor.			
May 1 - June 2	Assessor hears appeals to real estate valuations.			

SERVICE DISTRICTS

ACTUAL VALUE

ASSESSED VALUE

NAME

NAME	ACTUAL VALUE	ASSESSED VALUE
Bell Mtn Ranch Master Metro	1,445,060	419,080
Bell Mtn Ranch Phase 2 Metro	208,157,220	60,365,620
Bell Mtn Ranch Phase 3 Metro	35,372,050	10,257,890
Bell Mtn Ranch Pk & Rec Metro	2,184,870	633,610
Canterberry Crossing Metro	247,159,200	71,676,200
Castle Pines Comm Metro #1		
Castle Pines Comm Metro #2		
Castle Pines Comm Metro #3	9,078,275	2,632,700
Castle Pines Comm Metro #4	3,270,690	948,500
Castle Pines Comm Metro #5	1,035,173	300,200
Castle Pines Metro Dist	70,344	20,400
Castle Pines No Debt Svc	80,142,418	23,241,301
Castle Pines No Metro Dist	8,593,795	2,492,200
Castle Rock Fire	11,338,965	3,288,300
Castleton Center Water & San	35,844,831	10,395,000
Castlewood Fire Prot Dist	54,681,040	15,857,499
Cedar Hill Cemetery	2,035,180	590,200
Centennial Water & San	4,952,067	1,436,090
Cherry Creek Basin	211,042,778	61,202,390
Cherry Creek So Metro #1		
Cherry Creek So Metro #2	8,464,777,940	1,164,699,050
Cottonwood Metropolitan		
Cottonwood Water & San		
Crystal Valley Metro #1	115,901,680	33,611,500
Crystal Valley Metro #2	16,050,730	4,654,730
Dawson Ridge Metro #1	38,184,880	11,073,660
Dawson Ridge Metro #2	285,645,520	82,837,140
Dawson Ridge Metro #3	45,104,510	12,849,200
Dawson Ridge Metro #4	61,141,850	17,731,130
Dawson Ridge Metro #5	7,712,790	2,236,710
Denver SE Sub Water & San	3,696,460	1,071,980
Douglas Public Library Dist	573,438,420	166,066,050
Douglas County Metro Dist		
Douglas County Soil Con	9,038,216,360	1,330,765,100
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		

The 1996 Abstract figures are based on the Douglas County Certification of Levies and Revenue as of December 18, 1996.

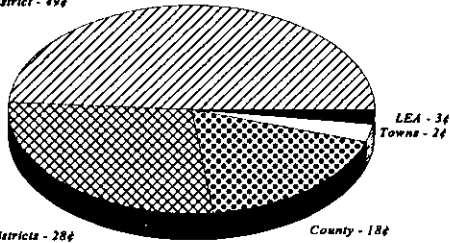
CALENDAR

By June 15	Taxpayer is notified of personal property valuations for 1997.
By June 15	Second half of 1996 taxes due to County Treasurer (if paid in installments).
June 15 - July 7	Assessor hears appeals to personal property valuations.
By August 25	Valuations are certified to each of the taxing entities in the County by the Assessor.
October 27	Real estate tax lien sale of property on which 1996 taxes have not been paid - conducted by County Treasurer.
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.

1996 PROPERTY TAX DOLLAR

Expenditures

School District - 49%

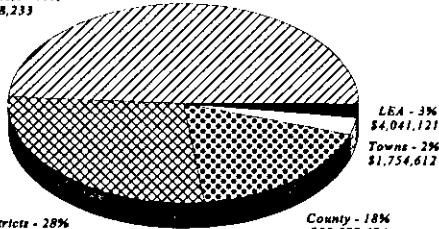


Service Districts - 28%

County - 18%

1996 DISTRIBUTION OF TAXES

School District - 49%
\$37,908,233



Service Districts - 28%
\$33,445,524

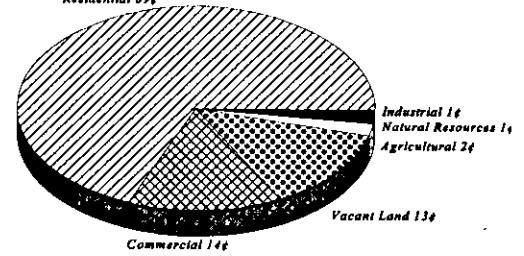
County - 18%
\$20,577,674

TAX RATES

1996 PROPERTY TAX DOLLAR

Source of Revenue

Residential 69%

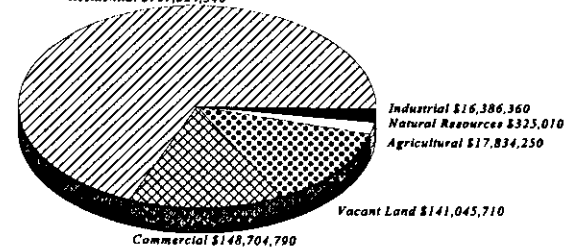


Commercial 14%

Vacant Land 13%

1996 DISTRIBUTION OF VALUE

Residential \$707,524,340



Industrial \$16,386,360

Natural Resources \$325,010

Agricultural \$17,834,250

Vacant Land \$141,045,710

Commercial \$148,704,790

AND REVENUES

COUNTY

General Fund
Road/Bridge
Social Service
Capital Expend
Debt Service

TOTAL
NEW GROWTH
GRAND TOTAL

Law Enforcement Authority
NEW GROWTH

ASSESSED VALUATION

1,133,943,610
1,133,943,610
1,133,943,610
1,133,943,610
1,133,943,610
1,133,943,610
1,133,943,610
1,164,699,000
1,164,699,000
917,810,740
25,927,600

TAX RATE%

1.2097
0.4343
0.0305
0.0967
0.0435
1.8147

REVENUE

13,717,316
4,924,717
345,853
1,096,523
493,265
20,577,674

SCHOOL DISTRICT

General Fund
Bond Redemption

TOTAL
NEW GROWTH
GRAND TOTAL

1,133,943,610
1,133,943,610
1,133,943,610
1,133,943,610
1,164,699,000

3.9568
1.1500
5.1068

44,867,881
13,040,352
57,908,233

TOWNS

Aurora
(New Growth)
Castle Rock
(New Growth)
Larkspur
(New Growth)
Littleton
(New Growth)
Parker
(New Growth)
LoneTree
(New Growth)

2,360
-0-
110,028,640
2,007,440
1,754,570
37,140
1,629,320
-0-
103,328,290
2,783,210
46,243,680
1,752,790

1.2000
1.2968
1.5000
0.6662
0.2812
0.0000

28
1,426,851
26,319
10,855
290,559
-0-