

## 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 1997 all property is appraised as of June 30, 1996. Residential property is assessed at 9.74 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 6.

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

# 1997 DOUGLAS COUNTY COLORADO



## ABSTRACT OF ASSESSMENT AND SUMMARY OF TAX RATES

Ginger K. Chase  
Assessor



# 1997 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 Mineral

### TOTAL NATURAL RESOURCES

Reg. Assessed Valuation	Tax Rate%	Revenue	N.G. Assessed Value
2,322,210	.2213	5,139	- 0-
<b>20,827,110</b>	<b>2.9000</b>	<b>603,986</b>	<b>353,320</b>
7,610	2.9000	221	- 0 -
4,940	2.9000	143	- 0 -
250	2.9000	7	- 0 -
23,660	2.9000	686	- 0 -
98,880	2.9000	2,868	- 0 -
32,330	2.9000	938	- 0 -
37,465,770	2.7411	1,026,974	1,642,290
2,681,090	0.7106	19,052	8,850
19,600,950	2.2167	434,494	995,040
100,720	2.5000	2,518	- 0 -
132,324,080	0.7580	1,003,017	2,837,750
1,850,890	0.4665	8,634	163,230
351,628,030	1.3978	4,915,057	6,068,830
8,387,270	3.0884	259,032	176,960
104,280,460	0.2841	296,261	1,920,480
12,409,620	0.5755	71,417	92,260
111,390	2.1719	2,419	- 0 -
23,254,370	3.1238	726,420	258,580
2,009,740	2.3950	48,133	98,740
738,116,230	0.0000	- 0 -	13,902,430
30,926,630	2.8680	886,976	388,960
11,131,480	5.6077	624,220	150,030
1,594,230	0.0000	- 0 -	2,480
2,391,330	0.0000	- 0 -	- 0 -
101,052,760	0.6646	671,597	2,410,490
153,217,650	0.0837	128,243	3,053,360
1,295,310	0.2424	3,140	46,790
153,786,010	0.3949	607,301	3,064,680
1,026,100	4.1235	42,311	- 0 -
5,280,190	0.0000	- 0 -	190,680
34,932,100	3.5783	1,249,975	394,060
4,127,160	1.6093	66,418	- 0 -
8,178,170	0.8000	65,425	271,810
5,353,940	0.0118	632	33,440
1,050,488,550	0.0668	701,726	19,589,820
1,050,488,560	0.0081	85,090	19,589,820
16,744,410	4.9281	825,181	268,580
20,570	4.3413	893	- 0 -
30,620	3.7280	1,142	- 0 -
60,810	4.0000	2,432	- 0 -
4,792,240	4.2918	205,673	26,710
7,990	0.0000	- 0 -	- 0 -
20,437,940	0.6509	133,031	54,050
992,880	1.6579	16,461	4,020
57,280	0.0000	- 0 -	- 0 -
60,110	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**

	<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	\$392,332,700	113,776,580
Meridian Metro	117,105,700	33,960,650
Mountain Community Fire	10,097,980	2,928,410
North DC Water & San Dist	3,616,950	1,048,920
Omnipark Metro	80,436,750	23,326,660
Park Meadows Metro	603,590,080	175,041,220
Park Meadows Metro Bond Debt		
Parker Fire		
Parker Prop Metro #1	8,016,050,495	780,782,970
Parker Water & San	5,107,833	497,500
Perry Park Metro	2,648,380	257,950
Perry Park Water	154,175,959	15,016,740
Perry Park Water & San	96,637,489	9,412,520
Plum Creek Metro	3,570,810	347,800
Regional Transportation	2,317,990	225,770
Roxborough Park Metro	8,280,508,956	806,541,250
Roxborough Village Metro		
Sedalia Water & San	412,452,597	119,611,250
Silver Heights Water & San	11,722,800	3,399,610
South Sub Metro Rec & Park	151,936,268	44,061,530
Southgate Sanitation	43,891,625	12,728,570
Southgate Water Bond Debt	116,411,780	33,759,440
Southgate Water	30,104,316	14,530,240
South Park Metro	4,512,440	1,308,620
SW Metro Water & San	791,031,826	229,399,260
Stonegate Village Metro		
Thunderbird Water & San		
Upper Cherry Creek Metro	32,096,050	9,307,870
Upper South Platte Water Cns	30,188,198	8,754,580
Urban Drainage & Flood Ctrl	62,284,248	18,062,450
Urban Drainage & Fld So Plt		
Villages @ CR Metro #1	1,040,120	301,640
Villages @ CR Metro #2	1,140,520	330,760
Villages @ CR Metro #4	291,310	84,480
Villages @ CR Metro #6	5,658,000	1,640,690
Villages @ CR Metro #7	289,290	83,890
Villages @ CR Metro #9	9,380	2,720
West Douglas Fire	1,747,810	506,870
West Creek Lakes Water	127,858,848	16,248,550
Westfield Metro #1	138,035,278	19,199,600
Westfield Metro #2		
	838,770	243,240
	65,930	19,120
	1,125,340	326,360
	2,030,040	588,720

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
<b>PERSONAL PROPERTY</b>				
Residential	12,980	1.0477	136	- 0 -
Commercial	1,259,740	4.1483	52,258	55,370
Industrial	1,276,350	4.1483	52,947	- 0 -
Natural Resources	2,549,060	1.4891	37,958	55,370
<b>TOTAL PERSONAL PROPERTY</b>	514,180	3.7095	19,074	117,170
	215,010	0.0000	-0-	- 0 -
<b>STATE ASSESSED</b>	863,240	0.0000	-0-	250
Railroads	934,060	0.0000	-0-	41,930
Private Carlines	165,440	0.0000	-0-	- 0 -
Fluid Pipeline Companies	642,910	0.0000	-0-	3,780
Airline Companies	43,454,470	3.0834	1,339,875	492,520
Telephone Companies	4,880	0.0000	-0-	- 0 -
Mobile Telephone Companies	19,588,570	6.9440	1,360,230	658,370
Independent Telephone Co.	30,481,940	0.1275	38,864	179,130
Electric Companies	1,594,130	0.1170	1,865	18,440
Rural Electric	246,738,110	0.8100	1,998,579	4,787,580
Transportation Pipeline Companies	241,510,430	0.0586	141,525	2,894,310
Distribution Pipeline Companies	10,470	0.0000	-0-	- 0 -
<b>TOTAL STATE ASSESSED PROPERTY</b>	472,559,600	0.0501	236,752	7,211,820
	9,747,300	3.5000	341,156	75,140
<b>TOTAL TAXABLE PROPERTY</b>	40	0.0000	-0-	- 0 -
	19,715,550	0.7127	140,513	394,750
<b>EXEMPT PROPERTY</b>	19,738,290	3.0050	593,136	394,750
United States Government	70,900	1.4316	1,015	- 0 -
State of Colorado	32,050	0.5772	185	- 0 -
Douglas County	530,440	0.1757	932	- 0 -
Political Subdivisions	3,170	3.5000	111	- 0 -
Religious Worship	47,680	3.5000	1,669	- 0 -
Educational	2,790	3.5000	98	- 0 -
Charitable	40	3.5000	1	- 0 -
All Others	55,920,430	1.9000	1,062,488	380,430
<b>TOTAL EXEMPT PROPERTY</b>	1,383,019,660	0.4003	5,536,228	22,642,080
	42,720	0.0000	-0-	9,900
<b>TOTAL TAXABLE/EXEMPT PROPERTY</b>	1,324,787,690	0.0000	-0-	22,272,430
	1,494,670	0.8365	12,503	5,030
	131,609,940	0.0000	-0-	3,643,380
	57,928,820	0.9157	530,454	319,770
	316,860	6.3695	20,182	1,120
	1,800,680	5.5000	99,037	163,230
	8,352,070	1.2000	100,225	238,130
	166,945,720	2.5250	4,215,379	1,913,690
<b>January 1</b>	146,210,390	2.5250	3,691,812	1,793,410
	1,890,600	2.5250	47,738	180,890
	57,973,850	2.5250	1,463,840	3,765,600
	10,460	0.0000	-0-	- 0 -
<b>By January 10</b>	29,080,470	1.5900	462,379	1,065,430
	29,080,470	1.0800	314,069	1,065,430
<b>By February 28</b>	19,067,110	0.6204	118,292	80,520
	43,600,810	1.0644	464,087	359,270
	116,600	3.0000	3,498	- 0 -
<b>By April 15</b>	11,985,360	0.7234	86,702	680,550
	30,082,330	0.9759	293,573	28,540
	11,540	0.0000	-0-	- 0 -
	1,590	0.0000	-0-	- 0 -
<b>By April 30</b>	41,390	0.0000	-0-	- 0 -

### 1998 TAXPAYER

<b>January 1</b>	All taxable property is listed, appraised, and valued for the 1998 Assessment Roll based on its status as of this date.
<b>By January 10</b>	1997 tax warrant (listing property owners, assessments, and taxes due) is delivered to the County Treasurer.
<b>By February 28</b>	First half of 1997 taxes due to County Treasurer (if paid in installments).
<b>By April 15</b>	All personal property (equipment and furnishings) must be listed on a 1998 Declaration Schedule and returned to the Assessor to avoid penalties.
<b>By April 30</b>	Full amount of 1997 taxes due to County Treasurer.
<b>By May 1</b>	Property Owner is notified of any change in valuation of real estate for 1998.
<b>May 1 - June 1</b>	Assessor hears appeals to real estate valuations.

**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  
 Canterbury Crossing 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  
 Heritage Hills Metro District  
 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 #3  
 Maher Ranch Metro #4  
 Maher Ranch Metro #5

**ACTUAL VALUE**

**ASSESSED VALUE**

	3,096,880	898,090
	265,846,210	77,095,410
	304,652,780	88,329,300
	1,896,240	549,910
	<b>306,549,020</b>	<b>88,879,210</b>
	15,710,345	4,556,000
	3,586,201	1,040,000
	1,044,483	302,904
	66,552	19,300
	83,162,412	24,117,100
	5,606,896	1,626,000
	17,521,380	5,081,200
	41,432,414	12,015,400
	59,325,258	17,204,325
	2,202,758	638,800
	4,582,759	1,329,000
	<b>234,241,458</b>	<b>67,930,029</b>
	<b>10,418,270,906</b>	<b>1,405,641,739</b>
	202,322,870	58,673,630
	30,936,560	8,971,600
	85,208,530	24,710,500
	357,836,710	103,772,700
	59,240,320	16,894,520
	54,032,540	15,669,440
	24,221,850	6,990,340
	5,418,540	1,571,370
	<b>819,217,920</b>	<b>237,254,100</b>
	<b>11,237,488,826</b>	<b>1,642,895,839</b>

The 1997 Abstract figures are based on the Douglas County Certification of Levies and Revenue of December 23, 1997.

**CALENDAR**

<b>By June 15</b>	Taxpayer is notified of personal property valuations for 1998.
<b>By June 15</b>	Second half of 1997 taxes due to County Treasurer (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 by the Assessor.
<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.

## 1997 PROPERTY TAX DOLLAR Expenditure

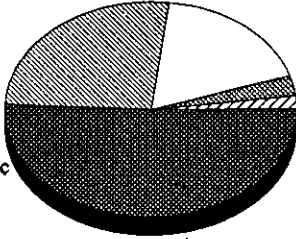
Service Districts 28c

County 18c

LEA 3c

Towns 1c

School District 50c



## 1997 DISTRIBUTION OF TAXES

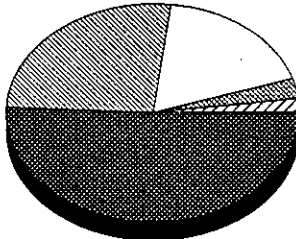
Service Districts - 28%  
\$40,626,650

County - 18%  
\$25,964,811

LEA - 3% - \$4,728,057

Towns - 1% - \$1,896,476

School - 50%  
\$70,628,048



## TAX RATES New Growth

### COUNTY

General Fund  
Road/Bridge  
Social Service  
Capital Expend  
Debt Service

**TOTAL**  
**NEW GROWTH**  
**GRAND TOTAL**  
Law Enforcement Authority  
**NEW GROWTH**

### SCHOOL DISTRICT

General Fund  
Bond Redemption

**TOTAL**  
**NEW GROWTH**  
**GRAND TOTAL**

### TOWNS

Aurora  
(New Growth)  
Castle Rock  
(New Growth)  
Larkspur  
(New Growth)  
Littleton  
(New Growth)  
Lone Tree  
(New Growth)  
Parker  
(New Growth)

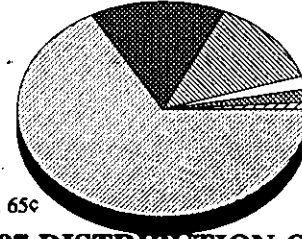
## 1997 PROPERTY TAX DOLLAR Source of Revenue

Commercial 18c

Vacant Land 14c

Industrial 1c  
Agricultural 1c  
Natural Resources 1c

Residential 65c

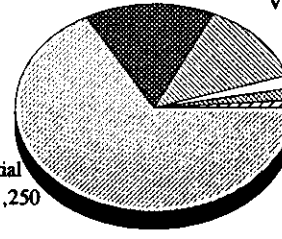


## 1997 DISTRIBUTION OF VALUE

Commercial  
\$229,399,260

Vacant Land \$175,041,220  
Industrial \$18,062,450  
Agricultural \$19,199,600  
Natural Resource \$588,720

Residential  
\$806,541,250



## AND REVENUES Valuations (NG)\*

VALUATION	TAX RATE%	REVENUE
1,383,019,660	1.2515	17,308,491
1,383,019,660	0.4493	6,213,907
1,383,019,660	0.0316	437,034
1,383,019,660	0.1000	1,383,020
1,383,019,660	0.0450	622,359
1,383,019,660	1.8774	25,964,811
<b>22,642,080</b>		
1,405,661,740		
1,050,679,430	0.4500	4,728,057
17,511,660		
1,383,019,660	4.1160	56,925,089
1,383,019,660	0.9908	13,702,959
1,383,019,660	5.1068	70,628,048
<b>22,642,080</b>		
1,405,661,740		
2,480	1.1940	30
-0-		
140,394,060	1.0923	1,533,524
1,922,420		
2,161,860	1.5000	32,428
-0-		
1,291,950	0.6662	8,607
-0-		
123,707,680	0.0000	0
1,199,840		
65,050,840	0.2602	321,887
2,008,160		