

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
Green Valley Water & San	890,610	5.8258	51,885	128,380
Heritage Hills Metro District	3,079,460	5.1410	158,315	233,330
High Prairie Farms Metro	9,188,000	1.2848	118,047	675,260
Highlands Ranch Metro #1	180,104,490	2.5250	4,547,6338	3,547,120
Highlands Ranch Metro #2	157,171,440	2.5250	3,968,579	942,120
Highlands Ranch Metro #3	5,887,910	2.5250	148,670	844,760
Highlands Ranch Metro #4	77,321,260	2.5250	1,952,362	5,776,780
Highlands Ranch Metro #5	9,320	0.0000	0	0
Inverness Metro Imp Dist	34,882,870	1.4360	500,918	345,830
Inverness Water & San	34,882,870	0.9300	324,411	345,830
Jackson-105 Fire Protection	18,403,490	0.6526	120,101	104,190
Larkspur Fire Protection	44,977,170	1.4983	673,893	320,120
Lincoln Park Metro Dist	145,120	4.0000	5,805	0
Littleton Fire	15,160,050	0.7211	109,319	662,220
Louviers Fire	33,777,560	0.8279	279,644	42,020
Maier Ranch Metro #3	13,390	0.0000	0	0
Maier Ranch Metro #4	1,590	0.0000	0	0
Maier Ranch Metro #5	42,910	0.0000	0	0
McArthur Ranch Metro P & Rec	2,338,010	0.2495	5,833	0
Meadows Metro #1	21,044,070	2.9000	610,278	656,140
Meadows Metro #2	8,000	2.9000	232	0
Meadows Metro #3	2,750	2.9000	80	0
Meadows Metro #4	250	2.9000	7	0
Meadows Metro #5	26,140	2.9000	758	0
Meadows Metro #6	110,490	2.9000	3,204	0
Meadows Metro #7	35,320	2.9000	1,024	0
Meridian Metro	56,492,500	2.7559	1,556,877	1,180,300
Mountain Community Fire	2,634,800	0.8582	22,612	19,160
North DC Water & San Dist	25,576,280	1.3000	332,492	1,514,540
Omnipark Metro	1,457,200	2.5000	36,430	0
Park Meadows Metro	146,615,710	0.7580	1,111,347	1,363,510
Park Meadows Metro Bond Debt	3,537,510	0.4665	16,502	233,330
Parker Fire Prot Dist	394,478,430	1.3978	5,514,019	7,001,310
Parker Prop Metro #1	9,350,670	3.0018	280,688	222,970
Parker Water & San	113,259,760	0.3074	348,161	2,555,080
Perry Park Metro	12,840,930	0.5755	73,900	79,180
Perry Park Water	116,220	2.1719	2,524	0
Perry Park Water & San	24,497,940	3.1238	765,267	205,010
Plum Creek Metro	2,647,180	3.4779	92,066	59,990
Regional Transportation Dist	830,596,150	0.0000	0	18,131,830
Roxborough Park Metro	33,026,940	2.8590	944,240	925,570

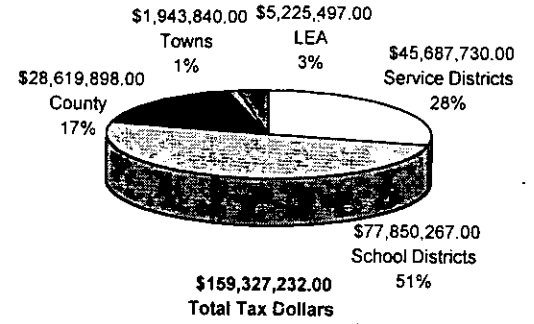
SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
Roxborough Village Metro	11,870,960	5.9967	711,866	588,430
Sedalia Water & San	1,603,610	1.9000	30,469	0
Silver Heights Water & San	2,843,550	0.0000	0	18,970
South Sub Metro Rec & Park	116,730,020	0.6592	769,484	2,713,800
Southgate Sanitation	172,390,730	0.0806	138,947	1,967,470
Southgate Water Bond Debt	1,442,410	0.0000	0	33,110
Southgate Water	172,766,510	0.1572	271,589	1,967,470
South Park Metro	1,088,400	4.1235	44,880	0
SW Metro Water & San	6,285,940	0.0000	0	0
Stonegate Village Metro	40,298,480	3.5783	1,442,001	1,149,570
Thunderbird Water & San	4,133,200	1.6093	66,516	12,070
Upper Cherry Creek Metro	8,000,030	0.5404	43,232	466,290
Upper South Platte Water Cns	5,392,480	0.0125	674	53,760
Urban Drainage & Flood Ctrl	1,179,632,330	0.0674	795,072	24,589,410
Urban Drainage & Fld So Plt	1,179,632,330	0.0082	96,730	24,589,410
Villages @ CR Metro #1	17,357,090	4.9281	855,375	183,490
Villages @ CR Metro #4	33,270	3.7280	1,240	0
Villages @ CR Metro #6	65,180	4.0000	2,607	0
Villages @ CR Metro #7	4,869,580	4.2918	208,993	147,970
Villages @ CR Metro #9	8,720	0.0000	0	0
West Douglas Fire	20,493,360	0.7350	150,626	62,640
West Creek Lakes Water	1,024,080	1.6579	16,978	4,950
Westfield Metro #1	64,450	0.0000	0	0
Westfield Metro #2	60,110	0.0000	0	0

The Assessor is responsible for discovering, listing, classifying, and valuing all real and personal property in the County. All property is subject to taxation except for that which is exempt by law.

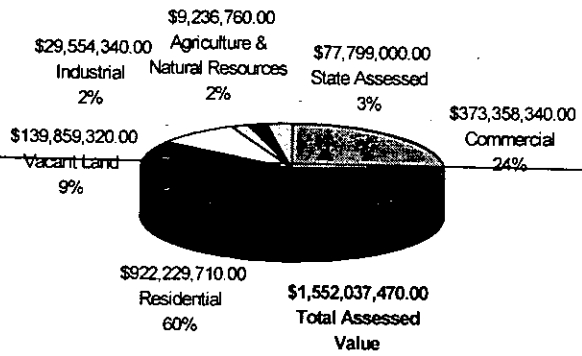
The tax levies are set by the Taxing District. County tax is levied by the Board of County Commissioners. School tax is levied by the School Boards. Town tax is levied by the Town Councils. Special districts tax is levied by the district's Board of Directors.

For any further information, please call the Douglas County Assessor's Office at (303) 660-7450.

1998 Distribution of Property Tax Dollar




1998 Distribution of Value



TAX INFORMATION

The 1998 taxes are due January 1, 1999. Taxes may be paid to the Douglas County Treasurer in two equal payments: the first is due by February 28, 1999, and the second is due by June 15, 1999. If the tax is paid in full, it is due by April 30, 1999.

# Abstract of Assessment And Levies 1998

 DOUGLAS COUNTY, Colorado  
 Nikki Hoy, Assessor  
 301 Wilcox Street  
 Castle Rock, CO 80104  
 (303) 660-7450

**ABSTRACT OF ASSESSMENT  
DOUGLAS COUNTY, COLORADO**

**1998**

CLASSIFICATION	ASSESSED VALUE
<b>Vacant Land</b>	
Residential	\$92,256,880
Commercial	29,121,910
Industrial	2,745,260
PUD	326,430
All Other	15,408,840
<b>Total Vacant Land</b>	<b>139,859,320</b>
<b>Residential</b>	
Single Family	887,531,120
Multi-Family	22,443,160
Condominiums	11,639,040
Mfg Housing	616,390
<b>Total Residential</b>	<b>922,229,710</b>
<b>Commercial</b>	
Merchandising	129,763,210
Lodging	6,412,710
Offices	62,542,780
Recreation	13,801,720
Special Purpose	47,825,870
Warehouse/Storage	18,737,470
Multi-Use	1,187,860
Personal Property	93,086,720
<b>Total Commercial</b>	<b>373,358,340</b>
<b>Industrial</b>	
Contract/Service	8,578,120
Manufacturing/Processing	9,291,570
Personal Property	11,684,650
<b>Total Industrial</b>	<b>29,554,340</b>
<b>Agricultural</b>	
Irrigated Farm Land	300,440
Dry Farm Land	318,840
Meadow Land	76,850
Grazing Land	1,563,950
Forest Land	42,030
Waste Land	2,710
All Other	488,080
Agricultural Improvements	5,579,590
<b>Total Agricultural</b>	<b>8,372,490</b>

CLASSIFICATION	ASSESSED VALUE
<b>Natural Resources</b>	
Earth or Stone Products	347,680
Natural Resources	13,660
Severed Mineral Interests	21,870
Personal Property	481,060
<b>Total Natural Resources</b>	<b>864,270</b>
<b>State Assessed</b>	
Railroads	4,938,300
Private Car Lines	991,600
Airline Companies	10,000
Petrochemical Pipeline Companies	284,900
Telephone and Telegraph Companies	28,467,560
Mobile Telephone Companies	2,061,740
Independent Telephone Companies	6,536,100
Electric Companies	14,268,300
Rural Electric	18,052,800
Gas Transmission Pipeline Companies	759,700
Gas Distribution Pipeline Companies	1,428,000
<b>Total State Assessed</b>	<b>77,799,000</b>
<b>Total Taxable Property</b>	<b>1,552,037,460</b>
<b>Exempt Property</b>	
United States Government	57,952,360
State of Colorado	9,531,190
Douglas County	27,801,980
Political Subdivisions	75,024,730
Religious Worship	17,316,850
Educational	37,059,360
Charitable	6,857,710
All Other	1,871,020
<b>Total Exempt Property</b>	<b>233,415,200</b>
<b>Grand Total</b>	<b>1,785,452,630</b>
<b>ASSESSMENT RATE</b>	
Residential Rate	9.74%
All other Classifications of Property	29%

**TAX RATES AND REVENUES**

COUNTY	ASSD VALUE	TAX RATE	REVENUE
General	1,524,443,700	1.2515	19,078,412
Road & Bridge	1,524,443,700	0.4493	6,849,325
Social Services	1,524,443,700	0.0316	481,724
Debt Service	1,524,443,700	0.0450	686,000
Capital Exp	1,524,443,700	0.1000	1,524,444
New Growth*	27,593,760	1.8774	518,045
<b>Total County</b>	<b>1,552,037,460</b>		<b>28,619,905</b>

Law Enf Auth	1,161,221,500	0.4500	5,225,497
New Growth*	22,729,990	0.4500	102,285

SCHOOL DISTRICT	ASSD VALUE	TAX RATE	REVENUE
General Fund	1,524,443,700	4.1454	63,194,287
Cap Reserve	1,524,443,700	0.0000	0
Ins Reserve	1,524,443,700	0.0000	0
Debt Service	1,524,443,700	0.9614	14,656,001
New Growth*	27,593,760	5.1068	1,409,159
<b>Total School Dist.</b>	<b>1,552,037,460</b>		<b>77,850,288</b>

TOWNS	ASSD VALUE	TAX RATE	REVENUE
Aurora	2,480	1.1507	29
Littleton	1,360,140	0.6662	9,061
Larkspur	1,660,110	1.0000	0
New Growth*	6,010	0.0000	0
Castle Rock	149,977,290	1.0430	1,564,263
New Growth*	1,668,660	1.0430	17,404
Parker	133,107,240	0.2602	346,345
New Growth*	2,593,780	0.2602	6,749
Lone Tree	71,079,100	0.0000	0
New Growth*	595,310	0.0000	0

\*NEW GROWTH VALUATIONS refer to the provisions of CRS 39-5-132 implemented by Douglas County which provides for the inclusion of New Construction occurring after January 1 and prior to July 1 in the tax roll for the current year.

The intent of this legislation is to mitigate the impact of growth in the local schools by adding the value of newly constructed buildings to the tax roll earlier. The revenue generated from the affected properties will be utilized for capital improvements for all local taxing entities.

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
Bell Mtn Ranch Master Metro	14,030	1.0477	147	0
Bell Mtn Ranch Phase 2 Metro	1,198,590	4.1483	49,721	35,500
Bell Mtn Ranch Phase 3 Metro	888,790	4.1483	36,870	5,880
Bell Mtn Ranch Pk & Rec Metro	2,101,410	1.4891	31,292	41,380
Canterberry Crossing Metro	1,760,230	3.7095	65,296	419,250
Castle Pines Comm Metro #1	102,590	0.0000	0	0
Castle Pines Comm Metro #2	568,610	0.0000	0	0
Castle Pines Comm Metro #3	701,260	0.0000	0	32,270
Castle Pines Comm Metro #4	8,370	0.0000	0	0
Castle Pines Comm Metro #5	2,289,370	0.0000	0	0
Castle Pines Metro Dist	46,142,280	3.1686	1,462,064	1,157,900
Castle Pines No Debt Svc	5,320	0.0000	0	0
Castle Pines North Metro	23,700,080	6.9440	1,645,734	959,660
Castle Rock Fire	28,191,720	0.1275	35,944	165,120
Castleton Center Water & San	1,564,230	0.1270	1,987	9,800
Castlewood Fire Prot Dist	276,591,710	0.8245	2,280,499	4,772,470
Castlewood Ranch Metro	21,750	4.1057	893	0
Cedar Hill Cemetery	253,329,350	0.0623	157,824	3,352,060
Centennial Water & San	9,330	0.0000	0	0
Chatfield South Water	1,982,150	6.0000	118,929	0
Cherry Creek Basin	520,136,850	0.0361	187,769	8,334,810
Cherry Creek So Metro #1	9,786,300	3.5000	342,521	29,970
Cherry Creek So Metro #2	40	0.0000	0	0
Cottonwood Metropolitan	20,727,260	1.2127	251,359	217,170
Cottonwood Water & San	20,751,520	3.9500	819,685	217,170
Crystal Valley Metro #1	82,740	1.2642	1,046	0
Crystal Valley Metro #2	35,660	0.5356	191	0
Dawson Ridge Metro #1	536,480	0.1757	943	0
Dawson Ridge Metro #2	3,170	3.5000	111	0
Dawson Ridge Metro #3	51,130	3.5000	1,790	0
Dawson Ridge Metro #4	2,800	3.5000	98	0
Dawson Ridge Metro #5	40	3.5000	1	0
Denver SE Sub Water & San	56,954,650	1.9000	1,082,138	1,016,040
Douglas Public Library Dist	1,524,443,700	0.4059	6,187,717	27,593,760
Douglas County Metro Dist	66,120	0.0000	0	0
Douglas County Soil Con	1,448,506,010	0.0000	0	27,281,060
D. C. Woodmoore Mtn Gen Impr	1,522,000	0.8686	13,220	1,350
E-470 Business Metro	3,300	4.0000	132	0
E-470 Public Hwy Authority	164,493,700	0.0000	0.0000	3,192,210
Franktown Fire	58,957,010	0.9264	546,178	333,330