

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
Highlands Ranch Metro #1	205,132,030	2.3950	4,912,912	1,078,580
Highlands Ranch Metro #2	183,678,890	2.3950	4,399,109	1,582,650
Highlands Ranch Metro #3	20,209,850	2.3950	484,026	4,990,430
Highlands Ranch Metro #4	108,175,740	2.3950	2,590,809	4,722,850
Highlands Ranch Metro #5	4,590	0.0000	0	0
Inverness Metro Imp Dist	46,865,240	1.1910	558,165	901,040
Inverness Water & San	46,865,240	0.7100	332,743	901,040
Jackson-105 Fire Protection	21,867,330	0.5637	123,266	278,930
Larkspur Fire Protection	56,811,670	1.4572	827,860	904,990
Lincoln Park Metro Dist	984,210	4.0000	39,368	0
Littleton Fire	19,419,120	0.6678	129,681	451,190
Louviers Fire	39,868,240	0.7870	313,763	65,130
Maher Ranch Metro #3	14,860	0.0000	0	0
Maher Ranch Metro #4	1,630	0.0000	0	0
Maher Ranch Metro #5	35,510	0.0000	0	0
McArthur Ranch Metro P & Rec	2,627,810	0.2032	5,340	33,850
Meadows Metro #1	23,927,540	2.9000	693,899	430,920
Meadows Metro #2	6,520	2.9000	189	0
Meadows Metro #3	134,730	2.9000	3,907	0
Meadows Metro #4	260	2.9000	8	0
Meadows Metro #5	86,020	2.9000	2,495	0
Meadows Metro #6	121,040	2.9000	3,510	0
Meadows Metro #7	39,160	2.9000	1,136	0
Meridian Metro	83,192,500	2.7350	2,275,315	3,780,820
Meridian Metro Debt Serv	1,472,150	2.1000	30,915	0
Mountain Community Fire	3,428,510	0.7375	25,285	28,790
North DC Water & San Dist	33,968,210	1.0211	346,849	1,604,810
Omnipark Metro	2,446,840	2.5000	61,171	1,250,480
Park Meadows Metro	186,682,660	0.6640	1,239,573	3,175,280
Park Meadows Metro Bond Debt	6,240,180	0.3685	22,995	539,430
Parker Fire Prot Dist	504,544,970	1.3978	7,052,530	12,582,370
Parker Prop Metro #1	11,512,280	2.9824	343,342	603,430
Parker Water & San	146,999,750	0.2596	381,611	4,938,840
Perry Park Metro	16,530,800	0.4733	78,240	179,830
Perry Park Water	117,290	0.9791	1,148	0
Perry Park Water & San	31,240,190	1.7882	558,637	663,200
Pinery West Metro #1	1,160	0.0000	0	0
Pinery West Metro #2	10,680	2.5000	267	0
Pinery West Metro #3	361,050	3.0000	10,832	0
Plum Creek Metro	5,141,630	3.4779	178,821	406,430

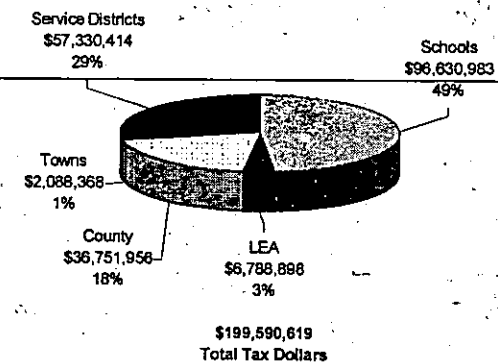
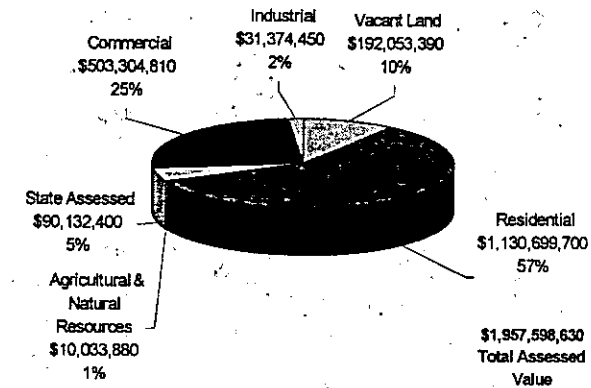
SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
Regional Transportation Dist	1,042,048,480	0.0000	0	25,373,460
Roxborough Park Metro	40,704,800	1.7208	700,448	711,220
Roxborough Village Metro	14,001,470	6.5047	910,754	427,710
Sedalia Water & San	1,747,510	1.7145	29,961	0
Silver Heights Water & San	3,607,980	0.0000	0	68,410
South Metro Fire Rescue	363,021,140	0.6640	2,410,460	8,807,710
South Sub Metro Rec & Park	160,889,510	0.6511	1,047,552	7,506,360
Southgate Sanitation	227,580,660	0.0700	159,306	6,179,130
Southgate Water	228,010,990	0.1248	284,558	6,179,130
Southgate Water Bond Debt	1,753,670	0.0000	0	0
South Park Metro	1,206,980	3.0119	36,353	0
SW Metro Water & San	7,118,910	0.0000	0	0
Stonegate Village Metro	47,865,220	3.1995	1,531,448	1,122,130
Thunderbird Water & San	4,761,820	1.6532	78,722	15,360
Upper Cherry Creek Metro	10,934,030	0.8000	87,472	226,500
Upper South Platte Water Cns	6,881,480	0.0107	736	48,610
Urban Drainage & Flood Ctrl	1,497,106,310	0.0583	872,813	36,564,310
Urban Drainage & Fid So Plt	1,497,106,310	0.0072	107,792	36,564,310
Villages @ CR Metro #1	19,661,040	5.6982	1,120,325	545,600
Villages @ CR Metro #4	36,630	3.7280	1,366	0
Villages @ CR Metro #6	76,760	4.0000	3,070	0
Villages @ CR Metro #7	5,796,950	4.1807	242,353	30,600
Villages @ CR Metro #9	10,030	0.0000	0	0
West Douglas Fire	23,672,590	0.6800	160,974	55,300
West Creek Lakes Water	1,373,120	1.3347	18,327	7,450
West Metro Fire	39,481,000	1.1446	451,900	711,220
Westfield Metro #1	72,880	0.0000	0	0
Westfield Metro #2	91,180	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.

1999 Distribution of Assessed Value and Tax Dollars




TAX INFORMATION

The 1999 taxes are due January 1, 2000. Taxes may be paid to the Douglas County Treasurer in two equal payments: the first is due by the last working day in February and the second is due by June 15, 2000. If the tax is paid in full, it is due by April 30, 2000.

Abstract of Assessment And Levies

1999

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

ABSTRACT OF ASSESSMENT
DOUGLAS COUNTY, COLORADO

1999

CLASSIFICATION	ASSESSED VALUE
Vacant Land	
Residential	110,824,960
Commercial	56,714,870
Industrial	3,321,670
PUD	111,230
All Other	21,080,660
Total Vacant Land	192,053,390
Residential	
Single Family	1,085,117,900
Multi-Family	31,110,500
Condominiums	13,927,970
Mfg Housing	543,330
Total Residential	1,130,699,700
Commercial	
Merchandising	175,769,480
Lodging	11,149,400
Offices	102,454,240
Recreation	18,696,310
Special Purpose	65,540,820
Warehouse/Storage	24,173,400
Multi-Use	1,404,570
Personal Property	104,116,590
Total Commercial	503,304,810
Industrial	
Contract/Service	8,587,540
Manufacturing/Processing	10,678,810
Personal Property	12,108,100
Total Industrial	31,374,450
Agricultural	
Irrigated Farm Land	155,740
Dry Farm Land	412,360
Meadow Land	79,190
Grazing Land	1,688,670
Forest Land	45,300
Waste Land	2,730
All Other	597,380
Agricultural Improvements	6,343,060
Total Agricultural	9,324,430

CLASSIFICATION	ASSESSED VALUE
Natural Resources	
Earth or Stone Products	308,570
Natural Resources	13,390
Severed Mineral Interests	21,870
Personal Property	365,620
Total Natural Resources	709,450
State Assessed	
Railroads	5,264,800
Private Car Lines	956,400
Airline Companies	1,378,700
Petrochemical Pipeline Companies	253,900
Telephone and Telegraph Companies	33,344,700
Mobile Telephone Companies	1,854,400
Independent Telephone Companies	8,443,000
Telephone Reseller Companies	8,500
Electric Companies	16,431,900
Rural Electric	20,144,400
Gas Transmission Pipeline Companies	750,700
Gas Distribution Pipeline Companies	1,301,000
Total State Assessed	90,132,400
Total Taxable Property	1,957,598,630
Exempt Property	
United States Government	136,562,360
State of Colorado	11,482,580
Douglas County	32,557,290
Political Subdivisions	137,626,750
Religious Worship	91,525,130
Educational	18,449,740
Charitable	4,999,710
All Other	1,519,460
Total Exempt Property	434,723,020
Grand Total	2,392,321,640
ASSESSMENT RATE	
Residential Rate	9.74%
All other Classifications of Property	29%

TAX RATES AND REVENUES

COUNTY	ASSD VALUE	TAX RATE	REVENUE
General	1,916,107,120	1.2619	24,179,356
Road & Bridge	1,916,107,120	0.4493	8,609,069
Social Services	1,916,107,120	0.0424	812,429
Debt Service	1,916,107,120	0.0238	456,033
Capital Exp	1,916,107,120	0.1000	1,916,107
New Growth*	41,491,510	1.8774	778,962
Total County	1,957,598,630		36,751,956
Law Enf Auth	1,476,823,410	0.4500	6,645,705
New Growth*	31,820,600	0.4500	143,193
SCHOOL DISTRICT			
General Fund	1,916,107,120	3.7511	71,875,094
Cap Reserve	1,916,107,120	0.0000	0
Ins Reserve	1,916,107,120	0.0000	0
Debt Service	1,916,107,120	1.1851	22,707,785
New Growth*	41,491,510	4.9362	2,048,104
Total School	1,957,598,630		96,630,983
TOWNS			
Aurora	2,480	1.1796	29
Littleton	1,470,360	0.6662	9,796
Larkspur	1,752,660	0.0000	0
Castle Rock	178,615,740	0.8930	1,595,039
New Growth*	2,120,100	0.8930	18,932
Parker	173,149,120	0.2602	450,534
New Growth*	5,395,080	0.2602	14,038
Lone Tree	91,656,970	0.0000	0
New Growth*	2,155,730	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
BMR Metropolitan Dist	830,610	1.0477	8,702	8,160
Canterberry Crossing Metro	4,234,180	3.7095	157,067	620,930
Castle Pines Comm Metro #1	102,910	0.0000	0	0
Castle Pines Comm Metro #2	903,290	0.0000	0	0
Castle Pines Comm Metro #3	1,486,290	0.0000	0	0
Castle Pines Comm Metro #4	9,020	0.0000	0	0
Castle Pines Comm Metro #5	2,695,250	0.0000	0	0
Castle Pines Metro Dist	60,807,640	3.2834	1,996,558	1,268,650
Castle Pines No Debt Svc	4,490	0.0000	0	0
Castle Pines North Metro	36,744,570	6.4000	2,351,652	1,797,310
Castle Rock Fire	31,576,760	0.1266	39,976	435,420
Castleton Center Water & San	2,084,170	0.0943	1,965	76,690
Castlewood Ranch Metro	19,720	4.5000	887	0
Cedar Hill Cemetery	309,978,250	0.0548	169,868	4,925,880
Centennial Water & San	4,600	0.0000	0	0
Chatfield South Water	2,354,940	6.0000	141,296	0
Cherry Creek Basin	658,750,790	0.0396	260,865	16,515,490
Cherry Creek So Metro #1	16,664,940	3.8704	645,000	425,360
Cherry Creek So Metro #2	40	0.0000	0	0
Consolidated Bell Mtn Rn Met	6,164,300	5.6374	347,506	264,210
Cottonwood Metropolitan	23,264,100	1.2003	279,239	89,480
Cottonwood Water & San	23,288,900	3.9500	919,912	89,480
Crystal Valley Metro #1	66,890	1.6026	1,072	0
Crystal Valley Metro #2	40,630	0.4824	196	0
Dawson Ridge Metro #1	836,080	0.1189	994	0
Dawson Ridge Metro #2	3,980	2.9397	117	0
Dawson Ridge Metro #3	68,820	2.7434	1,888	0
Dawson Ridge Metro #4	2,910	3.5000	102	0
Dawson Ridge Metro #5	40	3.3032	1	0
Denver SE Sub Water & San	67,767,800	1.9000	1,287,588	1,409,900
Douglas Public Library Dist	1,916,107,060	0.4034	7,729,576	41,491,510
Douglas County Soil Con	1,824,805,190	0.0000	0	41,137,520
D. C. Woodmoor Mtn Gen Impr	1,640,920	0.8385	13,759	26,760
E-470 Business Metro	3,700	4.0000	148	0
E-470 Potomac Metro	430	0.5000	2	0
E-470 Public Hwy Authority	221,458,590	0.0000	0	5,940,360
Franktown Fire	72,994,520	0.9278	677,243	710,220
Green Valley Water & San	1,812,400	5.2818	95,727	280,530
Heritage Hills Metro District	5,266,160	5.1410	270,733	539,430
High Prairie Farms Metro	12,211,190	1.3203	161,224	771,980