

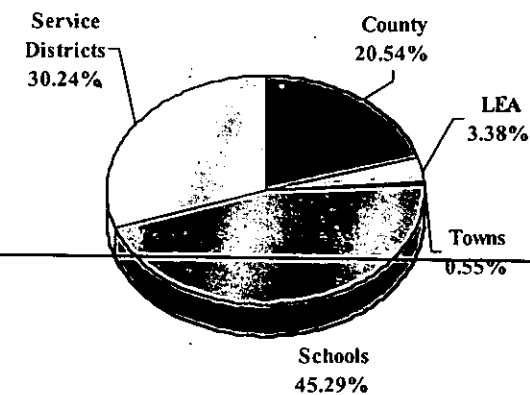
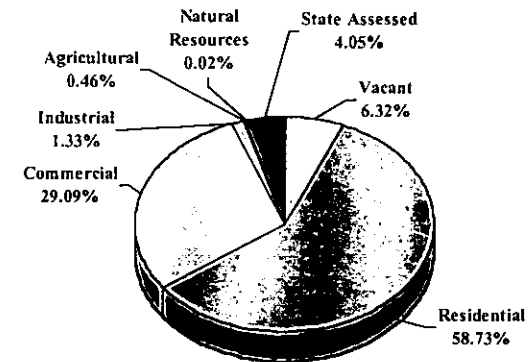
SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Asd Value
Heritage Farm Metro Dist	48,230	4.0000	1,929	0
Heritage Hills Metro District	16,284,212	4.1000	667,653	274,730
Heritage Hills Metro Bond Svc	150	1.4590	2	0
Highlands Ranch Metro #1	263,825,870	2.0282	5,350,916	2,543,440
Highlands Ranch Metro #2	271,947,403	2.0282	5,515,637	241,210
Highlands Ranch Metro #3	133,847,204	2.0282	2,714,689	4,186,960
Highlands Ranch Metro #4	161,396,959	2.0282	3,273,453	178,710
Highlands Ranch Metro #5	4,690	0.0000	0	0
High Prairie Farms Metro	25,639,252	1.2000	307,671	334,060
Inverness Metro Imp Dist	77,752,850	1.1820	919,039	0
Inverness Water & San	77,752,850	0.6250	485,955	0
Jackson-105 Fire Protection	29,794,535	0.7000	208,562	243,320
Larkspur Fire Protection	83,358,881	1.4064	1,172,359	921,230
Lincoln Park Metro Dist	6,648,413	4.5000	299,179	1,239,790
Littleton Fire	26,347,341	0.6678	175,948	61,260
Maher Ranch Metro #4	76,481	4.0000	3,059	0
Maher Ranch Metro #5	23,760	0.0000	0	0
McArthur Ranch Metro P & Rec	3,666,683	0.1909	7,000	0
Meadows Metro #1	32,099,594	3.4991	1,123,197	462,230
Meadows Metro #2	4,236,888	3.5000	148,291	823,190
Meadows Metro #3	16,080	3.5000	563	0
Meadows Metro #4	300	3.5000	11	0
Meadows Metro #5	1,871,741	3.5000	65,511	0
Meadows Metro #6	2,186,283	3.5000	76,520	182,510
Meadows Metro #7	54,240	3.5000	1,898	0
Meridian Metro	138,180,870	2.8315	3,912,591	5,650,670
Meridian Metro Debt Svc	5,959,810	2.1000	125,156	0
Mountain Community Fire	3,690,719	0.8582	31,674	7,120
North DC Water & San Dist	48,284,384	0.9000	434,559	206,230
North Meridian Metro Dist	4,530	0.0000	0	0
Omnipark Metro	25,505,450	2.5000	637,637	1,059,520
Omnipark Metro Bond Svc	295,280	1.6000	4,725	0
Park Meadows Metro	240,515,318	0.6387	1,536,171	1,739,560
Park Meadows Metro Bond	20,841,022	0.2644	55,104	274,730
Parker Fire Prot Dist	812,387,026	1.3978	11,355,546	17,479,410
Parker Prop Metro #1	16,709,074	2.4036	401,620	36,740
Parker Water & San	247,443,804	0.2100	519,632	4,207,360
Perry Park Metro	22,974,735	0.4733	108,739	362,850
Perry Park Water	118,330	0.7310	865	0
Perry Park Water & San	44,135,121	1.4101	622,349	534,070
Pinery West Metro #1	1,160	0.0000	0	0
Pinery West Metro #2	11,277	4.5000	508	0
Pinery West Metro #3	8,273,037	3.5000	289,556	408,980
Plum Creek Metro	12,774,465	3.4779	444,283	56,740
Rampart Range Metro #1	240	0.0000	0	0
Rampart Range Metro #2	2,120,110	4.5000	95,405	1,958,760
Rampart Range Metro #3	4,610	0.0000	0	0

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Asd Value
Rampart Range Metro #4	9,690	0.0000	0	0
Rampart Range Metro #5	8,430	0.0000	0	0
Rampart Range Metro #6	3,870	0.0000	0	0
Regional Trans Dist	1,818,952,215	0.0000	0	28,090,790
RockingHorse Metro #1	20	0.0000	0	0
RockingHorse Metro #2	29,990	0.0000	0	0
Roxborough Park Metro	66,211,269	1.7208	1,139,364	1,927,830
Roxborough Village Metro	31,496,522	7.0063	2,206,740	1,498,720
Sedalia Water & San	2,125,532	1.0356	22,012	0
Silver Heights Water & San	7,065,437	0.0000	0	26,770
South Meridian Metro	3,647,730	2.7350	99,766	745,930
S Meridian Metro Debt Svc	3,404,438	2.1000	71,493	740,080
S Meridian Metro Debt Svc #2	1,265,700	2.1000	26,580	600,010
South Metro Fire Rescue	615,697,575	0.6500	4,002,034	8,955,260
South Park Metro	1,917,070	2.2969	44,033	0
South Sub Metro Rec & Park	279,516,142	0.7228	2,020,343	5,329,410
Southgate Sanitation	338,571,610	0.0647	219,056	5,371,600
Southgate Water	339,274,680	0.0000	0	5,371,600
Southgate Water Bond Debt	1,843,480	0.0000	0	0
SW Metro Water & San	8,780,977	0.0000	0	61,260
Stonegate Village Metro	65,854,124	2.7429	1,806,313	36,260
Thunderbird Water & San	5,565,250	1.2864	71,591	15,540
Upper Cherry Creek Metro	18,656,080	0.6000	111,937	337,250
Upper South Platte Water Cns	7,690,047	0.0113	869	12,470
Urban Drainage & Fld Ctrl	2,364,182,918	0.0531	1,255,381	35,645,260
Urban Drainage & Fld S Plt	2,364,182,918	0.0071	167,857	35,645,260
Villages @ CR Metro #1	32,357,546	6.0656	1,962,679	598,980
Villages @ CR Metro #4	52,247	2.9609	1,547	0
Villages @ CR Metro #6	107,790	4.0000	4,312	0
Villages @ CR Metro #7	10,353,144	3.3590	347,762	29,890
Villages @ CR Metro #9	13,360	0.0000	0	0
West Douglas Fire	31,370,911	0.6290	197,323	61,010
West Metro Fire	64,762,609	1.1480	743,475	1,927,830
Westcreek Lakes Water	1,377,660	1.8886	26,018	7,120
Westfield Metro #1	107,112	0.0000	0	0
Westfield Metro #2	147,310	0.0000	0	0

TAX INFORMATION

The 2002 taxes are due January 1, 2003. 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, 2003. If the tax is paid in full, it is due by April 30, 2003.

2002 Distribution of Assessed Value and Tax Dollars



**DOUGLAS COUNTY
COLORADO**

2002

ABSTRACT OF ASSESSMENT AND LEVIES

Nikki Hoy, Assessor
301 Wilcox Street
Castle Rock, CO 80104
Phone: 303-660-7450
Fax: 303-660-1429

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

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

Web site: www.douglas.co.us/assessor

**ABSTRACT OF ASSESSMENT
DOUGLAS COUNTY, COLORADO**

2002

CLASSIFICATION	ASSESSED VALUE
Vacant Land	
Residential	113,771,465
Commercial	55,139,050
Industrial	4,009,780
PUD	409,080
All Other	15,129,500
Total Vacant Land	188,458,875
Residential	
Single Family	1,649,953,340
Multi-Family	72,006,140
Condominiums	26,110,040
Mfg Housing	556,180
Personal Property	3,110,760
Total Residential	1,751,736,460
Commercial	
Possessory Interests	72,650
Merchandising	253,542,080
Lodging	21,969,610
Offices	262,345,750
Recreation	26,364,060
Special Purpose	118,365,220
Warehouse/Storage	49,172,430
Multi-Use	1,022,380
Personal Property	134,676,490
Total Commercial	867,530,670
Industrial	
Contract/Service	12,713,810
Manufacturing/Processing	16,117,150
Personal Property	10,918,820
Total Industrial	39,749,780
Agricultural	
Possessory Interests	7,070
Irrigated Farm Land	191,120
Dry Farm Land	435,080
Meadow Land	66,280
Grazing Land	1,552,830
Forest Land	42,420
Waste Land	2,380
All Other	722,530
Agricultural Improvements	10,734,610
Total Agricultural	13,754,320

CLASSIFICATION	ASSESSED VALUE
Natural Resources	
Earth or Stone Products	599,320
Natural Resources	35,950
Severed Mineral Interests	33,710
Personal Property	1,480
Total Natural Resources	670,460
State Assessed	
Railroads	6,693,300
Private Car Lines	1,041,000
Airline Companies	1,200
Petrochemical Pipeline Companies	192,100
Telephone and Telegraph Companies	49,041,800
Mobile Telephone Companies	4,004,200
Independent Telephone Companies	17,608,800
Telephone Reseller Companies	281,600
Electric Companies	20,705,900
Rural Electric	19,037,600
Gas Transmission Pipeline Companies	881,700
Gas Distribution Pipeline Companies	1,291,100
Total State Assessed	120,780,300
Total Taxable Property	2,982,680,865
Exempt Property	
United States Government	99,601,800
State of Colorado	13,065,070
Douglas County	88,558,040
Political Subdivisions	157,084,780
Religious Worship	53,622,950
Educational	20,544,470
Charitable	6,049,770
All Other	4,346,530
Total Exempt Property	442,873,410
Grand Total	3,425,554,275

ASSESSMENT RATE

Residential Rate	9.15%
All other Classifications of Property	29%

TAX RATES AND REVENUES

COUNTY	ASSD VALUE	TAX RATE	REVENUE
General	2,982,680,865	1.2965	38,670,457
Road & Bridge	2,982,680,865	0.4493	13,401,185
Social Services	2,982,680,865	0.0316	942,527
Capital Exp	2,982,680,865	0.1000	2,982,681
Dev Disabilities	2,982,680,865	0.1000	2,982,681
New Growth*	43,734,900	1.9774	864,814
Total County	2,982,680,865	1.9774	59,844,345
Law Enf Auth	2,159,545,827	0.4500	9,717,956
New Growth*	27,556,690	0.4500	143,193
SCHOOL DISTRICT			
General Fund	2,982,680,865	3.0883	92,114,133
Cap Reserve	2,982,680,865	0.0000	0
Ins Reserve	2,982,680,865	0.0000	0
Debt Service	2,982,680,865	1.2701	37,883,030
New Growth*	43,734,900	4.3584	1,906,142
TOWNS			
Aurora	32,610	1.1409	372
Littleton	3,044,992	0.6662	20,286
Larkspur	2,210,102	1.4240	31,472
Castle Rock	302,951,826	0.2422	733,749
New Growth*	5,812,370	0.2422	140,776
Parker	299,621,897	0.2602	779,616
New Growth*	6,053,760	0.2602	157,519
Lone Tree	216,798,662	0.0000	0
New Growth*	4,312,080	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 AsdValue
Arapahoe Water & WW	9,468,550	0.0000	0	1,844,990
BMR Metropolitan Dist	5,000	1.0477	52	0
Canterberry Crossing	18,383,488	3.9490	725,964	1,187,460
Canterberry Crossing II	496,229	3.7257	18,488	44,400
Canyons Metro Dist #1	210	0.000	0	0
Canyons Metro Dist #2	14,560	0.000	0	0
Canyons Metro Dist #3	4,230	0.000	0	0
Canyons Metro Dist #4	2,580	0.000	0	0
Castle Oaks Metro District	8,780	4.7579	418	0
Castle Pines Comm #1	104,010	0.0000	0	0
Castle Pines Comm #2	3,225,320	0.0000	0	0
Castle Pines Comm #3	2,594,716	0.0000	0	0
Castle Pines Comm #4	11,250	0.0000	0	0
Castle Pines Comm #5	2,923,490	0.0000	0	0
Castle Pines Metro Dist	86,868,112	3.3834	2,939,096	338,490
Castle Pines North Metro	86,819,814	4.3000	3,733,252	2,755,510
Castle Rock Fire	46,919,103	0.0996	46,731	268,000
Castleton Center W & S	4,268,381	0.0681	2,907	0
Castlewood Ranch Metro	6,086,585	5.3224	323,952	1,020,680
Cedar Hill Cemetery	496,681,683	0.0444	220,527	6,951,200
Centennial Water & San	10	0.0000	0	0
Chatfield South Water	3,419,830	4.8000	164,152	92,340
Cherry Creek Basin	1,073,211,891	0.0362	388,503	23,136,090
Cherry Creek So #1	26,278,623	3.9775	1,045,232	377,940
Cherry Creek So #2	40	0.0000	0	0
Concord Metro Dist	4,895,090	4.0000	195,804	1,844,990
Consolidated Bell Mtn Rn	14,429,907	7.8869	1,138,072	285,660
Cottonwood Metro	34,189,058	1.1150	381,208	16,660
Cottonwood Water & San	37,505,548	2.7000	1,012,650	1,638,450
Crystal Valley Metro #1	104,518	4.0000	4,181	0
Crystal Valley Metro #2	58,390	4.0000	2,336	0
Dawson Ridge Metro #1	876,025	3.5000	30,661	0
Dawson Ridge Metro #2	4,000	3.5000	140	0
Dawson Ridge Metro #3	86,160	3.5000	3,016	0
Dawson Ridge Metro #4	2,920	3.5000	102	0
Dawson Ridge Metro #5	40	3.5000	1	0
Denver SE Sub W & S	97,482,505	0.8800	857,846	767,860
Douglas Public Library	2,982,680,865	0.4022	11,996,342	43,734,900
Douglas County Soil	2,870,092,566	0.0000	0	43,317,000
DC Woodmoor Mtn Gen	2,007,208	0.7300	14,653	2,080
E-470 Business Metro	14,088,190	4.5245	637,420	201,900
E-470 Potomac Metro	2,809,240	4.0000	112,370	344,970
E-470 Public Hwy Auth	396,004,070	0.0000	0	13,619,180
Franktown Business Area	3,160,400	2.5000	79,010	0
Franktown Fire	96,998,457	0.9253	897,527	856,040
Green Valley W & S	6,705,071	2.7000	181,037	182,820