



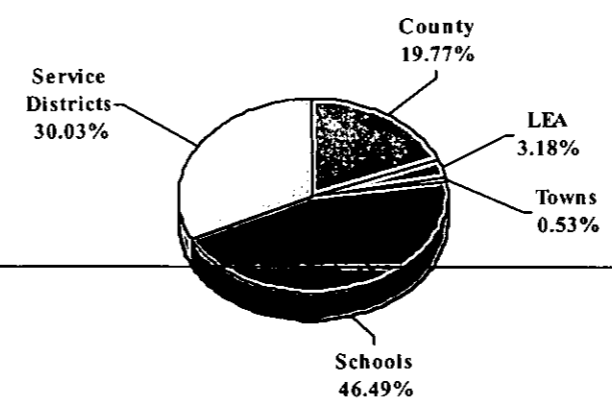
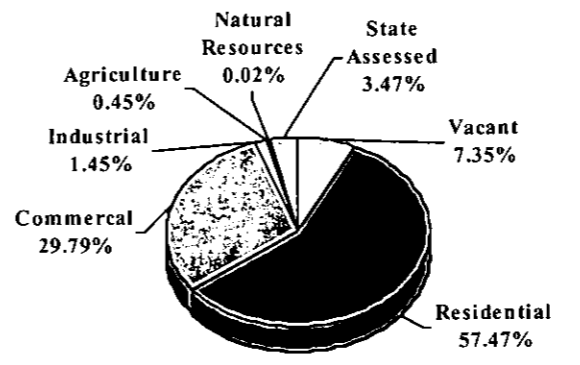
2003

Abstract of Assessment and Levies

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2003 Distribution of Assessed Value and Tax Dollars



Tax Information

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 each district's Board of Directors.

The 2003 taxes are due January 1, 2004. 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, 2004. If the tax is paid in full, it is due by April 30, 2004.

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
Douglas County Soil	3,114,805,164	0.0000	0	25,420,080
Douglas Public Library	3,244,540,170	0.4020	1,304,051	25,995,480
E-470 Potomac Metro	4,219,270	4.5981	194,006	339,550
E-470 Public Hwy Auth	432,266,071	0.0000	0	2,790,560
Franktown Business Area	3,200,990	2.5000	80,025	0
Franktown Fire	109,228,057	0.9184	1,003,150	668,940
Green Valley W & S	7,746,010	2.0000	154,920	107,050
Heritage Farm Metro Dist	36,540	0.0000	0	0
Heritage Hills Metro District	18,189,160	4.0000	727,566	214,610
Heritage Hills Metro Bond Svc	9,850	1.1400	112	0
High Prairie Farms Metro	27,119,007	1.2000	325,428	320,080
Highlands Ranch Metro #1	279,547,300	2.0282	5,669,778	209,740
Highlands Ranch Metro #2	260,313,450	2.0282	5,279,677	197,530
Highlands Ranch Metro #3	149,278,060	2.0282	3,027,658	6,159,750
Highlands Ranch Metro #4	163,742,170	2.0282	3,321,019	28,420
Highlands Ranch Metro #5	3,790	0.0000	0	0
Inverness Metro Imp Dist	68,538,840	1.1820	810,129	0
Inverness Water & San	68,538,840	0.6250	428,368	0
Jackson-105 Fire Protection	36,199,527	0.7038	254,754	255,000
Kings Point South #1	370	0.0000	0	0
Kings Point South #2	910	0.0000	0	0
Larkspur Fire Protection	98,699,820	1.3967	1,378,540	810,480
Lincoln Meadows Metro	660	2.2500	15	0
Lincoln Park Metro Dist	11,301,980	4.5000	508,589	1,258,130
Lincoln Station Metro	76,350	1.0000	764	0
Littleton Fire	27,554,793	0.6678	184,011	34,290
Maier Ranch Metro #4	2,320,820	4.5232	104,975	253,330
Maier Ranch Metro #5	19,860	0.0000	0	0
McArthur Ranch Metro P & Rec	3,883,800	0.1918	7,449	68,020
Meadows Metro #1	35,444,114	3.5000	1,240,544	505,210
Meadows Metro #2	8,341,345	3.5000	291,947	689,310
Meadows Metro #3	10,907	3.5000	382	0
Meadows Metro #4	300	3.5000	11	0
Meadows Metro #5	1,266,998	3.5000	44,345	0
Meadows Metro #6	3,477,390	3.5000	121,709	409,770
Meadows Metro #7	50,957	3.5000	1,783	0
Meridian Metro	142,389,950	3.5614	5,071,076	441,060
Meridian Metro Debt Serv	6,395,500	2.8650	183,231	0
Mountain Community Fire	2,862,030	0.8582	24,562	29,580
North DC Water & San Dist	51,317,280	0.9000	461,856	497,960
North Meridian Metro Dist	12,820	3.5000	449	0
Omnipark Metro	29,747,540	2.5000	743,689	0
Omnipark Metro Bond Svc	322,130	1.6000	5,154	0
Park Meadows Metro	251,695,050	0.6387	1,607,576	297,790
Park Meadows Metro Bond	23,575,370	0.2502	58,986	214,610
Parker Fire Prot Dist	878,218,278	1.3978	12,275,735	6,010,990
Parker Prop Metro #1	17,133,550	2.3202	397,533	0
Parker Water & San	281,988,810	0.2020	569,617	2,272,150

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
Perry Park Metro	27,669,940	0.4733	130,962	261,170
Perry Park Water	259,610	0.6199	1,609	0
Perry Park Water & San	51,925,343	1.2248	635,982	393,790
Pinery West Metro #1	265,420	0.0000	0	0
Pinery West Metro #2	4,873,870	5.1727	252,111	202,600
Pinery West Metro #3	9,317,827	4.0232	374,875	95,200
Plum Creek Metro	13,703,277	2.5000	342,582	51,680
Rampart Range Metro #1	240	0.0000	0	0
Rampart Range Metro #2	11,675,000	4.5000	525,375	0
Rampart Range Metro #3	4,610	0.0000	0	0
Rampart Range Metro #4	10,570	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	2,047,210,906	0.0000	0	14,715,090
RockingHorse Metro #1	20	0.0000	0	0
RockingHorse Metro #2	45,940	0.0000	0	0
Roxborough Park Metro	75,326,533	1.5708	1,183,229	845,980
Roxborough Village Metro	38,154,913	7.6296	2,911,067	730,410
Sedalia Water & San	2,035,920	1.3811	28,118	0
Silver Heights Water & San	9,663,744	0.0000	0	4,730
Solitude Metro	26,950	0.5000	135	0
South Meridian Metro	3,869,200	3.5000	135,422	0
S Meridian Metro Debt Svc	6,733,030	2.8650	192,901	307,570
S Meridian Metro Debt Svc #2	3,977,910	0.0000	0	0
South Metro Fire Rescue	683,930,032	0.6500	4,445,545	4,264,650
South Park Metro	1,913,270	2.2969	43,946	0
South Sub Metro Rec & Park	307,801,752	0.7197	2,215,249	945,170
Southgate Sanitation	367,653,120	0.0652	239,710	945,170
Southgate Water	368,389,470	0.0000	0	945,170
Southgate Water Bond Debt	1,868,120	0.0000	0	0
SW Metro Water & San	9,492,118	0.0000	0	0
Stonegate Village Metro	67,097,970	2.7429	1,840,430	64,710
Thunderbird Water & San	5,730,640	1.3154	75,381	0
Upper Cherry Creek Metro	18,842,160	0.6000	113,053	0
Upper South Platte Water Cns	6,499,670	0.0109	708	32,810
Urban Drainage & Fld Ctrl	2,530,199,385	0.0533	1,348,596	18,523,670
Urban Drainage & Fld S Plt	2,530,199,385	0.0065	164,463	18,523,670
Villages @ CR Metro #1	34,600,894	6.9724	2,412,513	457,340
Villages @ CR Metro #4	290,770	0.5598	1,628	0
Villages @ CR Metro #6	124,603	4.0000	4,984	0
Villages @ CR Metro #7	11,562,590	3.3104	382,768	170,410
Villages @ CR Metro #9	11,660	0.0000	0	0
West Douglas County Fire	32,963,163	0.6470	213,272	80,660
West Metro Fire	75,331,033	1.1484	865,102	845,980
Westcreek Lakes Water	1,077,240	1.8854	20,310	10,680
Westfield Metro #1	88,796	0.0000	0	0
Westfield Metro #2	166,272	0.0000	0	0

Abstract of Assessment 2003

CLASSIFICATION	ASSESSED VALUE	CLASSIFICATION	ASSESSED VALUE
Vacant Land		Natural Resources	
Residential	145,089,200	Earth or Stone Products	434,810
Commercial	65,982,020	Natural Resources	35,950
Industrial	5,874,080	Severed Mineral Interests	21,560
PUD	187,750	Personal Property	1,480
All Other	21,378,720	Total Natural Resources	493,800
Total Vacant Land	238,511,770		
		State Assessed	
Residential		Railroads	7,119,900
Single Family	1,747,329,580	Private Car Lines	1,082,800
Multi-Family	84,396,000	Airline Companies	3,200
Condominiums	28,539,030,	Telephone and Telegraph Companies	47,306,300
Mfg Housing	468,270	Mobile Telephone Companies	6,853,400
Personal Property	3,817,450	Telephone Reseller Companies	1,016,300
Total Residential	1,864,550,330	Electric Companies	25,231,600
		Rural Electric	22,691,900
Commercial		Gas Transmission Pipeline Companies	984,200
Possessory Interests	72,650	Gas Distribution Pipeline Companies	250,200
Merchandising	288,028,550	Total State Assessed	112,539,800
Lodging	25,292,220		
Offices	253,691,860	Total Taxable Property	3,244,540,170
Recreation	25,150,030		
Special Purpose	160,104,660	Exempt Property	
Warehouse/Storage	64,373,720	United States Government	111,612,790
Multi-Use	419,190	State of Colorado	18,808,630
Personal Property	149,701,700	Douglas County	105,697,750
Total Commercial	966,834,580	Political Subdivisions	189,033,840
		Religious Worship	62,020,160
Industrial		Educational	27,925,350
Contract/Service	17,218,410	Charitable	10,155,480
Manufacturing/Processing	17,342,170	All Other	5,730,640
Personal Property	12,471,790	Total Exempt Property	530,984,640
Total Industrial	47,032,370		
		Grand Total	3,775,524,810
Agricultural			
Possessory Interests	7,070		
Irrigated Farm Land	114,520		
Dry Farm Land	426,300		
Meadow Land	52,600		
Grazing Land	1,493,390		
Forest Land	38,740		
Waste Land	2,240		
All Other	1,989,820		
Agricultural Improvements	10,452,840		
Total Agricultural	14,557,520		

ASSESSMENT RATE

Residential Rate	7.96%
All other Classifications of Property	29%

2003 Tax Rates and Revenues

COUNTY	ASSD VALUE	TAX RATE	REVENUE
General	3,244,540,170	1.3465	43,687,733
Road & Bridge	3,244,540,170	0.4493	14,577,719
Social Services	3,244,540,170	0.0316	1,025,275
Capital Exp	3,244,540,170	0.0500	1,622,270
Dev Disabilities	3,244,540,170	0.1000	3,244,540
Total County	3,244,540,170	1.9774	64,157,537
New Growth*	25,995,480	1.9774	514,035
Law Enf Auth	2,296,166,138	0.4500	10,332,748
New Growth*	16,484,330	0.4500	74,179
SCHOOL DISTRICT			
General Fund	3,244,540,170	3.5568	115,401,805
Cap Reserve	3,244,540,170	0.0000	0
Ins Reserve	3,244,540,170	0.0000	0
Bond Fund	3,244,540,170	1.0932	35,469,313
New Growth*	25,995,480	4.6500	1,208,790
TOWNS			
Aurora	48,550	1.1161	542
Littleton	2,217,862	0.6662	14,775
Larkspur	3,197,632	1.0050	32,136
Castle Rock	353,326,513	0.2137	755,059
New Growth*	5,613,190	0.2137	11,995
Parker	351,516,476	0.2602	914,646
New Growth*	2,952,790	0.2602	7,683
Lone Tree	239,589,660	0.0000	0
New Growth*	945,170	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
Antelope Heights Metro	198,990	3.9391	7,838	0
Arapahoe Water & WW	13,779,450	0.0000	0	0
BMR Metropolitan Dist	2,530	1.0477	27	0
Canterberry Crossing	21,842,060	4.3000	939,209	303,620
Canterberry Crossing II	2,876,280	4.2827	123,182	385,960
Canyons Metro Dist #1	210	0.0000	0	0
Canyons Metro Dist #2	14,560	6.0000	874	0
Canyons Metro Dist #3	3,490	6.0000	209	0
Canyons Metro Dist #4	2,580	6.0000	155	0
Castle Oaks Metro District	8,780	5.0000	439	0
Castle Pines Comm #1	238,794	0.0000	0	0
Castle Pines Comm #2	3,382,628	0.0000	0	0
Castle Pines Comm #3	2,839,974	0.0000	0	0
Castle Pines Comm #4	74,010	0.0000	0	0
Castle Pines Comm #5	2,812,013	0.0000	0	0
Castle Pines Metro Dist	97,202,002	3.3834	3,288,733	394,670
Castle Pines North Metro	108,495,170	4.3000	4,665,292	2,398,000
Castle Rock Fire	53,586,459	0.0909	48,710	111,100
Castleton Center W & S	5,234,600	0.0599	3,136	223,870
Castlewood Ranch Metro	10,306,162	5.3224	548,535	484,530
Cedar Hill Cemetery	573,322,084	0.0396	227,036	6,397,360
Centennial Water & San	10	0.0000	0	0
Chatfield South Water	4,116,860	2.9225	120,315	18,520
Cherokee Ridge Metro	1,010,680	4.0000	40,427	0
Cherry Creek Basin	1,186,390,459	0.0378	448,456	9,427,400
Cherry Creek So #1	29,851,890	3.9716	1,185,598	458,230
Cherry Creek So #2	40	0.0000	0	0
Compark Busns Campus	16,731,070	4.5981	769,311	147,140
Concord Metro Dist	9,443,730	4.5000	424,968	0
Consolidated Bell Mtn Rn	15,880,746	7.8869	1,252,499	163,060
Cottonwood Metro	37,093,760	0.6500	241,109	0
Cottonwood Water & San	50,390,020	2.7000	1,360,531	69,550
Crowfoot Valley Ranch #1	10	0.0000	0	0
Crowfoot Valley Ranch #2	33,570	0.0000	0	0
Crystal Crossing Metro	11,820	3.6000	426	0
Crystal Valley Metro #1	25,410	4.0000	1,016	0
Crystal Valley Metro #2	1,554,320	4.8940	76,068	37,930
Dawson Ridge Metro #1	933,461	3.5000	32,671	0
Dawson Ridge Metro #2	5,746	3.5000	201	0
Dawson Ridge Metro #3	91,612	3.5000	3,206	0
Dawson Ridge Metro #4	3,503	3.5000	123	0
Dawson Ridge Metro #5	40	3.5000	1	0
Denver SE Sub W & S	102,453,235	0.8800	901,588	667,390
DC Woodmoor Mtn Gen	2,217,780	0.6949	15,411	13,910