

2004 Abstract of Assessment and Levies

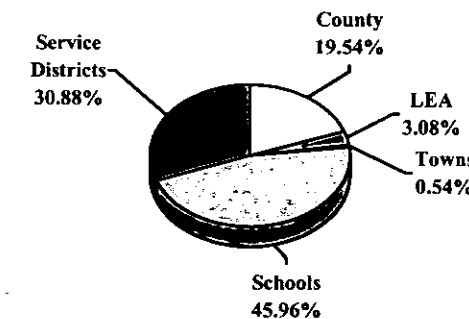
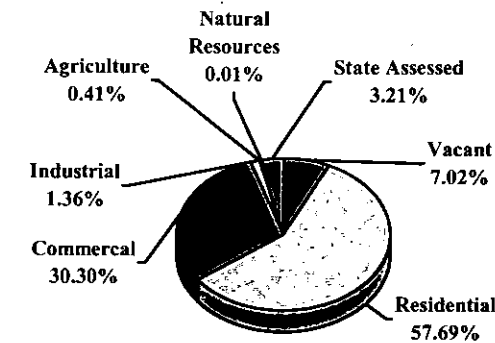


Nikki Hoy, Assessor

**301 Wilcox Street
 Castle Rock, CO 80104
 Telephone: 303-660-7450
 Fax: 303-660-1429**

Website: www.douglas.co.us/assessor

2004 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 2004 taxes are due January 1, 2005. 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, 2005. If the tax is paid in full, it is due by April 30, 2005.

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
Perry Park Metro	28,836,520	0.4733	136,483	149,390
Perry Park Water	257,720	0.5605	1,445	0
Perry Park Water & San	53,391,430	1.1654	622,224	324,180
Pine Bluffs Metro Dist	88,220	3.5000	3,088	0
Pinery West Metro #1	13,290	0.0000	0	0
Pinery West Metro #2	9,468,930	5.1727	489,799	859,010
Pinery West Metro #3	9,662,010	4.0232	388,722	0
Plum Creek Metro	14,059,740	2.3000	323,374	328,170
Rampart Range Metro #1	240	0.0000	0	0
Rampart Range Metro #2	40,662,000	4.6000	1,870,452	303,830
Rampart Range Metro #3	4,610	0.0000	0	0
Rampart Range Metro #4	10,560	0.0000	0	0
Rampart Range Metro #5	8,430	0.0000	0	0
Rampart Range Metro #6	3,870	0.0000	0	0
Ravenna Metro Dist	3,340	3.5000	117	0
Reata North Metro Dist	1,430,740	3.5000	50,076	0
Regional Trans Dist	2,250,167,620	0.0000	0	17,001,640
RockingHorse Metro #1	20	0.0000	0	0
RockingHorse Metro #2	45,940	0.0000	0	0
Roxborough Park Metro	77,673,010	1.4708	1,142,415	875,810
Roxborough Village Metro	40,127,850	6.2087	2,491,418	583,160
Sedalia Water & San	2,212,190	1.7789	39,353	0
Silver Heights Water & San	9,400,150	0.0000	0	46,590
Solitude Metro	26,950	0.5000	135	0
South Meridian Metro	3,564,750	4.1486	147,887	291,380
S Meridian Metro Debt Svc	8,212,390	3.5136	288,551	996,220
S Meridian Metro Debt Svc #2	4,549,890	0.0000	0	253,770
South Metro Fire Rescue	728,780,140	0.8950	6,522,582	6,405,610
South Park Metro	1,731,870	2.2969	39,779	0
South Suburban Park & Rec	343,014,590	0.7134	2,447,066	2,659,720
Southgate Sanitation	401,161,780	0.0653	261,959	2,657,670
Southgate Water	401,902,280	0.0000	0	2,657,670
Southgate Water Bond Debt	1,875,160	0.0000	0	0
Southeast Public Improv Metro	478,351,450	0.1000	478,351	2,172,150
Stone Canon Ranch Metro Dist	1,538,770	3.3143	50,999	30,270
SW Metro Water & San	9,356,880	0.0000	0	0
Stonegate Village Metro	66,983,260	2.7429	1,837,284	202,470
Thunderbird Water & San	5,708,920	1.3182	75,255	0
Upper Cherry Creek Metro	18,869,930	0.6000	113,220	0
Upper South Platte Water Cns	6,594,260	0.0123	811	60,390
Urban Drainage & Fld Ctrl	2,660,021,990	0.0538	1,431,092	22,612,510
Urban Drainage & Fld S Plt	2,660,021,990	0.0066	175,561	22,612,510
Villages @ CR Metro #1	35,831,860	7.9146	2,835,948	244,240
Villages @ CR Metro #4	601,320	0.5598	3,366	66,470
Villages @ CR Metro #6	108,030	5.0000	5,402	0
Villages @ CR Metro #7	12,844,520	3.3104	425,205	654,170
Villages @ CR Metro #9	10,350	0.0000	0	0
West Douglas County Fire	33,499,740	0.6890	230,813	147,690
West Metro Fire	77,677,510	1.1498	893,136	875,810
Westcreek Lakes Water	1,148,080	1.4490	16,636	0
Westfield Metro #1	296,530	0.0000	0	0
Westfield Metro #2	306,200	0.0000	0	0

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
E-470 Public Hwy Auth	448,092,130	0.0000	0	3,597,360
Franktown Business Area	3,089,650	2.5000	77,241	0
Franktown Fire	115,501,310	1.3026	1,504,520	1,345,000
Green Valley W & S	8,221,210	2.4250	199,364	150,380
Heritage Farm Metro Dist	0	0.0000	0	0
Heritage Hills Metro District	18,802,060	4.0000	752,082	583,630
Heritage Hills Metro Bond Svc	120	1.1400	1	0
High Prairie Farms Metro	28,466,830	1.2000	341,602	656,300
Highlands Ranch Metro #1	280,566,280	2.0282	5,690,445	166,170
Highlands Ranch Metro #2	263,173,750	2.0282	5,337,690	73,430
Highlands Ranch Metro #3	175,783,830	2.0282	3,565,248	5,021,980
Highlands Ranch Metro #4	168,561,140	2.0282	3,418,757	1,518,150
Highlands Ranch Metro #5	13,440	0.0000	0	0
Horse Creek Metro	492,730	3.5000	17,246	0
Inverness Metro Imp Dist	67,759,920	1.1820	800,922	42,190
Inverness Water & San	67,759,920	0.6250	423,500	42,190
Jackson-105 Fire Protection	37,078,700	0.7021	260,344	281,680
Kings Point South #1	370	0.0000	0	0
Kings Point South #2	910	0.0000	0	0
Lanterns Metro Dist	76,060	4.5000	3,423	0
Larkspur Fire Protection	101,832,660	1.3249	1,349,181	892,800
Lincoln Meadows Metro	7,487,390	2.8000	209,647	49,120
Lincoln Park Metro Dist	13,686,210	4.5000	615,879	733,880
Lincoln Station Metro	195,710	1.0000	1,957	0
Littleton Fire	27,394,560	0.7678	210,335	0
Maier Ranch Metro #4	6,257,010	4.5232	283,017	1,419,390
Maier Ranch Metro #5	16,890	0.0000	0	0
McArthur Ranch Metro P & Rec	4,104,320	0.3053	12,530	25,200
Meadows Metro #1	36,702,060	3.5000	1,284,572	309,640
Meadows Metro #2	13,900,110	3.5000	486,504	719,260
Meadows Metro #3	5,520	3.5000	193	0
Meadows Metro #4	300	3.5000	11	0
Meadows Metro #5	1,633,480	3.5000	57,172	0
Meadows Metro #6	5,372,970	3.5000	188,054	406,330
Meadows Metro #7	44,390	3.5000	1,554	0
Meridian Metro	142,519,480	3.6370	5,183,433	171,710
Meridian Metro Debt Serv	6,873,960	2.9250	201,063	479,290
Meridian Village Metro Dist 1	43,960	4.5000	1,978	0
Meridian Village Metro Dist 2	67,540	4.5000	3,039	0
Meridian Village Metro Dist 3	58,760	4.5000	2,644	0
Meridian Village Metro Dist 4	39,190	0.0000	0	0
Mountain Community Fire	3,027,320	0.8582	25,980	47,290
North DC Water & San Dist	52,026,480	0.9000	468,238	192,170
North Meridian Metro Dist	84,770	3.5000	2,967	0
North Meridian Metro Debt Svc	91,230	2.8650	2,614	0
Omnipark Metro	31,028,010	2.5000	775,700	334,650
Omnipark Metro Bond Svc	325,030	1.6000	5,200	0
Park Meadows Metro	248,055,230	0.6387	1,584,329	612,870
Park Meadows Metro Bond	24,621,470	0.0000	0	583,630
Parker Automotive	3,802,720	3.8000	144,503	0
Parker Fire Prot Dist	924,941,010	1.3978	12,928,825	7,920,400
Parker Prop Metro #1	17,132,180	2.3213	397,689	0
Parker Water & San	315,969,400	0.1985	627,199	2,858,110

Abstract of Assessment 2004

CLASSIFICATION	ASSESSED VALUE	CLASSIFICATION	ASSESSED VALUE
Vacant Land		Natural Resources	
Residential	144,185,500	Earth or Stone Products	471,500
Commercial	66,435,350	Natural Resources	35,950
Industrial	5,685,370	Severed Mineral Interests	21,520
PUD	187,750	Personal Property	1,470
All Other	23,713,950	Total Natural Resources	530,440
Total Vacant Land	240,207,920		
Residential		State Assessed	
Single Family	1,849,458,190	Railroads	7,613,100
Multi-Family	84,884,460	Private Car Lines	1,274,500
Condominiums	36,015,650	Airline Companies	2,100
Mfg Housing	466,640	Telephone and Telegraph Companies	45,005,100
Personal Property	2,874,730	Mobile Telephone Companies	6,372,400
Total Residential	1,973,699,670	Telephone Reseller Companies	216,800
		Electric Companies	23,794,900
Commercial		Rural Electric	24,059,200
Possessory Interests	67,720	Gas Transmission Pipeline Companies	1,162,100
Merchandising	310,124,940	Gas Distribution Pipeline Companies	236,100
Lodging	24,808,260	Total State Assessed	109,736,300
Offices	256,277,990		
Recreation	26,375,020	Total Taxable Property	3,421,062,410
Special Purpose	186,260,880		
Warehouse/Storage	66,282,230	Exempt Property	
Multi-Use	417,710	United States Government	111,382,540
Personal Property	165,881,110	State of Colorado	19,032,300
Total Commercial	1,036,495,860	Douglas County	109,988,760
		Political Subdivisions	205,821,250
Industrial		Religious Worship	66,819,430
Possessory Interests	310	Educational	27,166,560
Contract/Service	17,708,110	Charitable	18,974,840
Manufacturing/Processing	17,302,220	All Other	6,710,120
Personal Property	11,358,200	Total Exempt Property	565,895,800
Total Industrial	46,368,840		
		Grand Total	3,986,958,210
Agricultural			
Possessory Interests	1,680		
Irrigated Farm Land	111,080		
Dry Farm Land	405,090		
Meadow Land	49,340		
Grazing Land	1,485,650		
Forest Land	40,500		
Waste Land	2,220		
All Other	535,720		
Agricultural Improvements	11,392,100		
Total Agricultural	14,023,380		

ASSESSMENT RATE

Residential Rate	7.96%
All other Classifications of Property	29%

2004 Tax Rates and Revenues

COUNTY	ASSD VALUE	TAX RATE	REVENUE	SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
General	3,421,062,410	1.3465	46,064,605	Antelope Heights Metro	721,750	3.9391	28,430	0
Road & Bridge	3,421,062,410	0.4493	15,370,833	Arapahoe Water & WW PID	4,100	1.4000	57	0
Social Services	3,421,062,410	0.0316	1,081,056	BMR Metropolitan Dist	2,530	0.0000	0	0
Capital Exp	3,421,062,410	0.0500	1,710,531	Canterberry Crossing	22,885,740	4.3000	984,087	151,830
Dev Disabilities	3,421,062,410	0.1000	3,421,062	Canterberry Crossing II	6,800,020	4.2827	291,224	552,730
Total County	3,421,062,410	1.9774	67,648,087	Canyons Metro Dist #1	210	0.0000	0	0
New Growth*	32,956,780	1.9774	651,687	Canyons Metro Dist #2	14,320	6.0000	859	0
				Canyons Metro Dist #3	3,490	6.0000	209	0
Law Enf Auth	2,366,509,680	0.4500	10,649,294	Canyons Metro Dist #4	2,580	6.0000	155	0
New Growth*	19,126,410	0.4500	86,069	Castle Oaks Metro District	1,680	5.0000	84	0
				Castle Pines Comm #1	238,270	0.0000	0	0
SCHOOL DISTRICT				Castle Pines Comm #2	3,322,630	0.0000	0	0
General Fund	3,421,062,410	3.5108	120,106,659	Castle Pines Comm #3	2,825,400	0.0000	0	0
Cap Reserve	3,421,062,410	0.0000	0	Castle Pines Comm #4	73,670	0.0000	0	0
Ins Reserve	3,421,062,410	0.0000	0	Castle Pines Comm #5	2,827,200	0.0000	0	0
Bond Fund	3,421,062,410	1.1392	38,972,743	Castle Pines Metro Dist	101,284,280	3.3834	3,426,852	1,061,120
Total School	3,421,062,410	4.6500	159,079,402	Castle Pines North Metro	114,573,850	4.3000	4,926,676	2,221,370
New Growth*	32,956,780	4.6500	1,515,750	Castle Rock Fire	53,928,420	0.0936	50,477	471,890
				Castleton Center W & S	5,381,350	0.0538	2,895	53,330
TOWNS				Castlewood Ranch Metro	13,906,170	5.3224	740,142	638,890
Aurora	80,810	1.1079	895	Cedar Hill Cemetery	616,435,860	0.0384	236,711	9,728,350
Littleton	2,034,160	0.6662	13,552	Centennial Water & San	10	0.0000	0	0
Larkspur	3,269,150	1.0050	32,855	Chatfield South Water	4,207,170	2.8812	121,217	87,170
Castle Rock	391,082,671	0.2058	804,848	Cherokee Ridge Estates	1,700,600	4.0000	68,024	0
New Growth*	7,743,160	0.2058	15,935	Cherry Creek Basin	1,253,975,740	0.0397	497,828	13,776,430
Parker	387,327,200	0.2602	1,007,825	Cherry Creek So #1	32,672,630	3.9845	1,301,841	541,080
New Growth*	3,764,190	0.2602	9,794	Cherry Creek So #2	4,820,890	3.5000	168,731	275,770
Lone Tree	272,447,740	0.0000	0	Compark Busns Campus	17,331,830	4.2000	727,937	186,290
New Growth*	2,323,020	0.0000	0	Compark Bus Campus Dbt Svc	79,160	3.5000	2,771	0
				Concord Metro Dist	9,305,290	4.5000	418,738	0
				Consolidated Bell Mtn Rn	16,209,730	7.8869	1,278,445	278,400
				Cottonwood Metro	36,970,930	0.6500	240,311	192,250
				Cottonwood Water & San	50,670,180	2.7000	1,368,095	336,610
				Crowfoot Valley Ranch #1	1,320	0.0000	0	0
				Crowfoot Valley Ranch #2	65,230	0.0000	0	0
				Crystal Crossing Metro	11,820	4.5000	532	0
				Crystal Valley Metro #1	514,650	4.0000	20,586	0
				Crystal Valley Metro #2	4,332,900	4.6940	203,386	315,470
				Dawson Ridge Metro #1	922,880	3.5000	32,301	0
				Dawson Ridge Metro #2	182,190	3.5000	6,377	0
				Dawson Ridge Metro #3	151,920	3.5000	5,317	0
				Dawson Ridge Metro #4	281,570	3.5000	9,855	0
				Dawson Ridge Metro #5	40	3.5000	1	0
				Denver SE Sub W & S	108,898,520	0.3150	343,030	1,566,580
				D C Soil Conservationl	3,289,743,760	0.0000	0	32,807,800
				DC Woodmoor Mtn Gen	2,235,100	0.7441	16,631	0
				Douglas Public Library	3,421,062,410	0.4052	13,862,145	32,956,780
				E-470 Potomac Metro	4,988,730	4.7309	236,012	41,520

*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.