

Tax Information

The assessment process is the basis for generating property tax revenues that pay for schools, roads, fire protection, police protection, and other local services. All of the revenue generated by property taxes stays within the county. Property taxes do not support any state services.

The Assessor

The county Assessor is responsible for valuing all property in the county as directed by state laws. The Assessor's goal is equalization of property values to ensure that the tax burden is distributed fairly and equitably among property owners.

The Taxpayer

As the property owner and taxpayer, you have specific rights and responsibilities in the assessment process. You have the right to examine the Assessor's property records and to participate in the budget hearings held by school boards, cities and towns, and special districts that levy taxes on your property. You also have the right to protest your property's value if you disagree with the Assessor's valuation. Additionally, you have the responsibility to provide accurate information to the Assessor about property you own.

Budget Hearings

Each year county commissioners, city councils, school boards, and special districts hold public budget hearings to determine the dollars needed for the next year's operations. The hearings are usually held in September or October. You can check your local newspaper for the hearing dates.

The Assessor reports the total assessed value to each taxing entity so an appropriate mill levy can be set.

By attending budget hearings, taxpayers may participate in the budget process and become informed about the quality and cost of services provided in their area. It is important to note that both the state and federal governments require that certain programs be provided.



2005 Abstract of Assessment and Levies



Nikki Hoy, Assessor

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Abstract of Assessment 2005

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CLASSIFICATION	ASSESSED VALUE	CLASSIFICATION	ASSESSED VALUE
Vacant Land		State Assessed	
Residential	160,730,070	Railroads	7,374,500
Commercial	76,852,930	Private Car Lines	1,463,600
Industrial	5,713,210	Airline Companies	3,800
PUD	188,870	Telephone and Telegraph Companies	43,278,500
All Other	25,337,660	Mobile Telephone Companies	8,945,500
Total Vacant Land	268,822,740	Telephone Reseller Companies	372,700
Residential		Electric Companies	26,216,200
Single Family	2,069,341,270	Rural Electric	27,503,000
Multi-Family	84,088,460	Gas Transmission Pipeline Companies	1,177,100
Condominiums	50,678,550	Gas Distribution Pipeline Companies	202,100
Mfg Housing	492,970	Total State Assessed	116,537,000
Personal Property	1,788,010	Total Taxable Property 3,824,694,533	
Total Residential	2,206,389,260	Exempt Property	
Commercial		United States Government	180,181,890
Possessory Interests	58,620	State of Colorado	26,516,430
Merchandising	359,311,293	Douglas County	126,738,350
Lodging	23,975,960	Political Subdivisions	222,003,290
Offices	272,557,980	Religious Worship	79,106,820
Recreation	33,504,110	Educational	31,548,860
Special Purpose	222,787,280	Charitable	30,879,790
Warehouse/Storage	74,081,420	All Other	8,716,360
Multi-Use	442,850	Total Exempt Property	705,691,790
Personal Property	182,250,990	Grand Total 4,530,386,323	
Total Commercial	1,168,970,503	ASSESSMENT RATE	
Industrial		Residential Rate	7.96%
Contract/Service	22,808,080	All other Classifications of Property	29%
Manufacturing/Processing	16,429,550		
Personal Property	10,338,840		
Total Industrial	49,576,470		
Agricultural		2005 Tax Rates and Revenues	
Possessory Interests	1,740	COUNTY	ASSD VALUE
Irrigated Farm Land	110,360	General	3,824,694,533
Dry Farm Land	316,100	Road & Bridge	3,824,694,533
Meadow Land	111,460	Social Services	3,824,694,533
Grazing Land	1,569,230	Capital Exp	3,824,694,533
Forest Land	42,940	Dev Disabilities	3,824,694,533
Waste Land	1,870	Total County	3,824,694,533
All Other	356,020	New Growth*	44,147,460
Agricultural Improvements	11,416,870	Law Enf Auth	2,602,685,598
Total Agricultural	13,926,590	New Growth*	24,588,380
Natural Resources			TAX RATE
Earth or Stone Products	384,660		REVENUE
Natural Resources	64,380		51,499,512
Severed Mineral Interests	21,430		17,184,353
Personal Property	1,500		1,208,603
Total Natural Resources	471,970		1,912,347

SCHOOL DISTRICT

General Fund	3,824,694,533	3.3066	126,467,349
Cap Reserve	3,824,694,533	0.0000	0
Ins Reserve	3,824,694,533	0.0000	0
Bond Fund	3,824,694,533	1.3434	51,380,946
Total School	3,824,694,533	4.6500	177,848,295
New Growth*	44,147,460	4.6500	2,052,857

TOWNS

Aurora	81,270	1.0958	891
Littleton	2,320,100	0.6662	15,457
Larkspur	3,919,560	1.0050	39,392
Castle Rock	456,870,550	0.1898	867,140
New Growth*	9,106,230	0.1898	17,284
Parker	450,552,670	0.2602	1,172,338
New Growth*	6,523,740	0.2602	16,975
Lone Tree	309,501,790	0.0000	0
New Growth*	3,929,110	0.0000	0

*NEW GROWTH VALUATIONS refer to the provisions of CRS 39-5-132, implemented by Douglas County, that provide 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		NG Assd Value
	Value	Tax Rate Revenue	
Antelope Hights Metro	2,467,970	3.9391	97,216 314,920
Arapahoe Water & WW PID	2,820	1.8949	53 0
BMR Metro Ika Bell Mtn Metro	2,530	0.0000	0 0
Canterberry Crossing II Metro	10,392,870	4.2827	445,095 924,730
Canterberry Crossing Metro	24,388,780	4.3000	1,048,718 72,550
Canyons Metro #1	230	0.0000	0 0
Canyons Metro #2	15,690	6.0000	941 0
Canyons Metro #3	3,830	6.0000	230 0
Canyons Metro #4	2,830	6.0000	170 0
Castle Oaks Metro	1,372,110	5.0000	68,606 0
Castle Pines Comm Metro #1	238,230	0.0000	0 0
Castle Pines Comm Metro #2	3,426,360	0.0000	0 0
Castle Pines Comm Metro #3	2,780,630	0.0000	0 0
Castle Pines Comm Metro #4	73,640	0.0000	0 0
Castle Pines Comm Metro #5	2,959,850	0.0000	0 0
Castle Pines Metro	117,252,810	3.3834	3,967,132 1,826,080
Castle Pines North Metro	123,358,910	4.3000	5,304,433 1,848,140
Castle Rock Fire	60,536,550	0.0885	53,575 423,830
Castleton Center Water & San	6,565,600	0.0459	3,014 172,920
Castlewood Ranch Metro	18,482,100	5.0000	924,105 1,569,230
Cedar Hill Cemetery	708,996,060	0.0348	246,731 11,619,190
Centennial Water & San	10	0.0000	0 0
Chatfield South Water	5,000,700	2.5033	125,183 0
Cherokee Ridge Estates Metro	2,428,420	4.0000	97,137 33,900
Chry Crk Basin Wtr Qual Auth	1,395,087,963	0.0392	546,874 19,698,050
Cherry Creek South Metro 1	38,159,450	2.0119	767,730 40,400
Cherry Creek South Metro 2	3,184,800	3.5000	111,468 117,440
Cherry Creek South Metro 3	220	0.0000	0 0
Cherry Creek South Metro 4	211,250	0.0000	0 0
Cherry Creek South Metro 5	2,820	0.0000	0 0
Cherry Creek South Metro 6	1,370	0.0000	0 0

SERVICE DISTRICTS	Regular Assd		NG Assd	
	Value	Tax Rate Revenue	Value	
Cherry Creek South Metro 7	1,070	0.0000	0 0	
Cherry Creek South Metro 8	1,950	0.0000	0 0	
Cherry Creek South Metro 9	3,980	0.0000	0 0	
Cherry Creek South Metro 10	4,210	0.0000	0 0	
Cherry Creek South Metro 11	3,270	0.0000	0 0	
Compark Business Campus	19,808,600	4.2000	831,961 0	
Compark Bus Campus Debt Svc	1,184,470	3.5000	41,456 346,120	
Concord Metro	8,560,870	4.5000	385,239 516,330	
Consol Bell Mtn Ranch Metro	17,446,050	7.8869	1,375,953 157,230	
Cottonwood Metro	41,752,420	0.6800	283,916 7,330	
Cottonwood Water & San	62,339,140	2.7000	1,683,157 682,100	
Crowfoot Vly Rnch Metro 1	0	0.0000	0 0	
Crowfoot Vly Rnch Metro 2	62,080	3.5000	2,173 0	
Crystal Crossing Metro	10,560	5.0000	528 45,130	
Crystal Valley Metro #1	1,654,810	4.0000	66,192 0	
Crystal Valley Metro #2	6,905,280	4.6940	324,134 808,460	
Dawson Ridge Metro #1	67,340	4.5000	3,030 0	
Dawson Ridge Metro #2	227,310	4.5000	10,229 0	
Dawson Ridge Metro #3	149,470	4.5000	6,726 0	
Dawson Ridge Metro #4	512,770	4.5000	23,075 0	
Dawson Ridge Metro #5	40	4.5000	2 0	
Denver SE Sub Water & San	124,506,210	0.3150	392,195 3,154,920	
Dominion Water & San	20	0.0000	0 0	
DC Soil Conservation	3,675,045,653	0.0000	0 43,480,960	
DC Woodmoor Mountain GID	2,275,810	0.7685	17,490 16,390	
Douglas Libraries	3,824,694,533	0.4020	15,375,272 44,147,460	
E470 Potomac Metro	5,300,750	4.7309	250,773 0	
E470 Public Highway Authority	481,019,723	0.0000	0 4,457,040	
Franktown Busn Area Metro	3,598,710	2.5000	89,968 0	
Franktown Fire Protection	130,800,530	1.3030	1,704,331 2,832,250	
Green Valley Water & San	9,265,910	2.4250	224,698 163,770	
Heritage Farm Metro	0	0.0000	0 0	
Heritage Hills Metro	24,677,130	4.0000	987,085 958,590	
Heritage Hills Metro Bond Debt	90	1.1400	1 0	
High Prairie Farms Metro	33,448,270	1.2000	401,379 789,280	
Highlands Ranch Metro #1	301,330,860	2.0282	6,111,593 144,660	
Highlands Ranch Metro #2	282,547,220	2.0282	5,730,623 1,544,770	
Highlands Ranch Metro #3	202,774,040	2.0282	4,112,663 2,531,490	
Highlands Ranch Metro #4	192,969,380	2.0282	3,913,805 4,325,630	
Highlands Ranch Metro #5	2,620	0.0000	0 0	
Hillcrest Metro	110,500	0.0000	0 0	
Horse Creek Metro	1,791,140	3.5000	62,690 528,060	
Inverness Metro Improvement	69,479,750	1.1820	821,251 129,880	
Inverness Water & San	69,479,750	0.6250	434,248 129,880	
Jackson-105 Fire Protection	40,290,480	0.7003	282,154 235,530	
Kings Point South Metro #1	410	0.0000	0 0	
Kings Point South Metro #2	1,000	0.0000	0 0	
Lanterns Metro	75,670	4.5000	3,405 0	
Larkspur Fire Protection	114,218,240	1.3156	1,502,655 805,630	
Lincoln Creek Metro	1,276,210	5.0000	63,811 0	
Lincoln Meadows Metro	8,372,230	3.0000	251,167 160,800	
Lincoln Park Metro	16,974,450	4.5000	763,850 907,790	
Lincoln Station Metro	1,294,950	1.0000	12,950 0	
Littleton Fire Protection	29,822,810	0.7678	228,980 0	
Maher Ranch Metro #4	11,890,920	4.5232	537,850 1,617,690	
Maher Ranch Metro #5	36,720	0.0000	0 0	

SERVICE DISTRICTS	Regular Assd		NG Assd	
	Value	Tax Rate	Revenue	Value
McArthur Ranch Metro Rec	4,679,430	0.3053	14,286	15,050
Meadows Metro # 1	39,046,820	3.5000	1,366,639	114,330
Meadows Metro #2	17,363,900	3.5000	607,737	994,050
Meadows Metro #3	17,700	3.5000	620	0
Meadows Metro #4	40	3.5000	1	0
Meadows Metro #5	2,615,740	3.5000	91,551	184,040
Meadows Metro #6	8,304,790	3.5000	290,668	735,790
Meadows Metro #7	1,739,700	3.5000	60,890	35,160
Meridian Metro	139,088,313	3.9827	5,539,470	20,630
Meridian Metro Debt Service	7,136,160	3.2626	232,824	214,060
Meridian Village Metro 1	97,490	5.0000	4,875	0
Meridian Village Metro 2	158,150	5.0000	7,908	0
Meridian Village Metro 3	107,650	0.0000	0	0
Meridian Village Metro 4	97,510	0.0000	0	0
Mountain Communities F.P.D.	4,493,100	0.5172	23,238	5,450
Neu Towne Metro	787,450	3.3500	26,380	23,460
North DC Water & San	54,545,220	0.9146	498,871	411,560
North Fork Fire Protection	1,702,140	1.2000	20,426	0
North Meridian Metro Debt Svc	144,960	3.2468	4,707	0
North Meridian Metro District	130,850	3.8818	5,079	0
Olde Town Metro	147,630	0.0000	0	0
Omnipark Metro	37,542,960	2.5000	938,574	455,920
Omnipark Metro Bond	991,450	1.6000	15,863	242,950
Park Meadows Metro	275,421,990	0.6387	1,759,120	677,740
Prk Mdows Metro Bond Debt	32,193,500	0.0000	0	1,863,890
Parker Automotive Metro	6,126,960	3.8000	232,824	0
Parker Fire Protection	1,019,859,993	1.3978	14,255,603	11,213,820
Parker Properties Metro #1	18,090,730	2.3213	419,940	4,880
Parker Water & San	363,851,863	0.1905	693,138	6,231,520
Perry Park Metro	32,739,260	0.4733	154,955	274,100
Perry Park Water & San	61,592,870	1.0368	638,595	512,030
Perry Park Water District	486,210	0.4754	2,311	0
Pine Bluffs Metro	451,400	3.5000	15,799	0
Pinery West Metro #1	20	0.0000	0	0
Pinery West Metro #2	15,030,510	5.1727	777,483	2,122,030
Pinery West Metro #3	10,433,130	4.0232	419,746	0
Plum Creek Metro	15,172,830	2.3000	348,975	347,780
Rampart Range #1 Metro	270	0.0000	0	0
Rampart Range #2 Metro	50,157,150	4.6000	2,307,229	1,915,660
Rampart Range #3 Metro	5,150	0.0000	0	0
Rampart Range #4 Metro	10,820	0.0000	0	0
Rampart Range #5 Metro	9,450	0.0000	0	0
Rampart Range #6 Metro	4,310	0.0000	0	0
Ravenna Metro	5,310	3.5000	186	0
Reata North Metro	4,407,610	3.5000	154,266	328,020
Regional Transportation District	2,498,716,173	0.0000	0	25,226,630
RockingHorse Metro #1	20	0.0000	0	0
RockingHorse Metro #2	53,630	0.0000	0	0
Roxborough Park Metro	85,405,030	1.4708	1,256,137	1,461,690
Roxborough Village Metro	46,509,260	6.2087	2,887,620	1,154,120
Sedalia Water & Sanitation	2,767,410	1.7789	49,229	0
Silver Heights Water & San	11,073,650	0.0000	0	295,840
Solitude Metro	9,330	1.5220	142	0
South Meridian Metro	3,309,880	3.8818	128,483	81,010
Sth Meridian Metro Debt Svc	11,265,520	3.2468	365,769	243,520
Sth Meridian Metro Debt Svc 2	5,406,220	0.0000	0	168,610

SERVICE DISTRICTS	Regular Assd		NG Assd	
	Value	Tax Rate	Revenue	Value
South Metro Fire Rescue	818,520,090	0.9250	7,571,311	9,100,380
South Park Metro	1,991,300	2.2969	45,738	0
South Suburban Park & Rec	386,206,600	0.7117	2,748,632	5,567,720
Southeast Public Improv Metro	512,669,053	0.1111	569,575	3,305,270
Southgate Sanitation	454,339,710	0.0653	296,684	5,156,160
Southgate Water Bond Debt	1,958,990	0.0000	0	0
Southgate Water District	455,203,930	0.0000	0	5,156,160
Southwest Metro Water & San	11,329,380	0.0000	0	0
Stone Canon Ranch Metro	1,759,440	2.8986	50,999	26,650
Stonegate Village Metro	72,480,960	2.7412	1,986,848	164,460
Thunderbird Water & San	5,793,000	1.2549	72,696	0
Upper Cherry Creek Metro	19,981,130	0.2000	39,962	0
Upr Sth Platte Water Conserv	9,393,170	0.0120	1,127	11,920
Urban Drain & Flood Control	2,954,600,923	0.0532	1,571,848	31,205,220
Urban Drain & Flood S Platte	2,954,600,923	0.0065	192,049	31,205,220
Ute Pass Regional Ambulance	4,302,880	0.3990	17,168	5,450
Villages at CR Metro 1	38,939,000	7.9146	3,081,866	64,750
Villages at CR Metro 4	787,950	0.5598	4,411	87,090
Villages at CR Metro 6	108,560	5.0000	5,428	0
Villages at CR Metro 7	16,986,640	1.7000	288,773	365,940
Villages at CR Metro 9	10,220	0.0000	0	0
Vistas At Rock Canyon Metro	470,300	4.6000	21,634	0
West DC Fire Protection	39,153,960	0.6249	244,673	71,020
West Metro Fire Protection	85,466,700	1.1458	979,277	1,461,690
Westcreek Lakes Water	1,615,550	1.0812	17,467	700
Westfield Metro 1	348,890	1.0000	3,489	0
Westfield Metro 2	366,820	1.0000	3,668	0

2005 Distribution of Assessed Value & Tax Dollars

