

2006 Abstract of Assessment

CLASSIFICATION	ASSESSED VALUE	CLASSIFICATION	ASSESSED VALUE
Vacant Land		State Assessed	
Residential	155,465,000	Railroads	7,234,500
Commercial	77,760,520	Private Car Lines	1,348,700
Industrial	7,372,000	Airline Companies	2,800
PUD	188,310	Telephone and Telegraph Companies	40,584,130
All Other	25,541,510	Mobile Telephone Companies	9,732,700
Total Vacant Land	266,327,340	Telephone Reseller Companies	279,900
		Electric Companies	25,999,300
Residential		Rural Electric	28,067,000
Single Family	2,201,237,180	Gas Transmission Pipeline Companies	1,186,100
Multi-Family	85,744,050	Petrochemical Pipeline Companies	884,900
Condominiums	65,703,610	Total State Assessed	115,320,000
Mfg Housing	494,380		
Personal Property	3,297,620	Total Taxable Property	4,022,845,950
Total Residential	2,356,476,840		
		Exempt Property	
Commercial		United States Government	180,231,230
Possessory Interests	51,400	State of Colorado	31,554,490
Merchandising	370,940,430	Douglas County	120,888,710
Lodging	24,989,960	Political Subdivisions	231,321,510
Offices	277,235,590	Religious Worship	85,382,130
Recreation	38,013,180	Educational	33,878,300
Special Purpose	236,028,760	Charitable	31,239,040
Warehouse/Storage	75,492,390	All Other	13,155,270
Multi-Use	476,320	Total Exempt Property	727,650,680
Personal Property	197,646,140		
Total Commercial	1,220,874,170	Grand Total	4,750,496,630
Industrial			
Contract/Service	23,258,280		
Manufacturing/Processing	17,832,680		
Personal Property	8,074,080		
Total Industrial	49,165,040		
Agricultural			
Possessory Interests	2,280		
Irrigated Farm Land	106,200		
Dry Farm Land	321,630		
Meadow Land	106,780		
Grazing Land	1,581,880		
Forest Land	45,950		
Waste Land	1,680		
All Other	345,760		
Agricultural Improvements	11,769,250		
Total Agricultural	14,281,410		
Natural Resources			
Earth or Stone Products	337,730		
Natural Resources	40,410		
Severed Mineral Interests	21,450		
Personal Property	1,530		
Total Natural Resources	401,120		

Our goal is equalization of assessments so that the burden of taxes may be distributed as fairly and equally as the law allows. Courteous answers and helpful assistance will always be provided by the Assessor's office to all questions and requests. We encourage you to contact our office and become knowledgeable about your assessments.

2006 Douglas County Elected Officials

District 1 Commissioner	Mike Maxwell
District 2 Commissioner	Melanie Worley
District 3 Commissioner	Steve Board
Assessor	Nikki Hoy
Clerk and Recorder	Carole Murray
Coroner	Wex Riber
Public Trustee	Jack Arrowsmith
Sheriff	Dave Weaver
Surveyor	Charles Ahlbrecht
Treasurer	Sharon Jones

2006 Tax Rates and Revenues

COUNTY	ASSD VALUE	TAX RATE	REVENUE	SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
General	4,022,845,950	1.3465	54,167,621	Antelope Heights Metro	7,275,490	3.9391	286,589	1,226,360
Road & Bridge	4,022,845,950	0.4493	18,074,647	Arapahoe Water & WW PID	2,820	1.8242	51	0
Social Services	4,022,845,950	0.0316	1,271,219	BMR Metropolitan Dist	2,530	0.0000	0	0
Capital Exp	4,022,845,950	0.0500	2,011,423	Canterberry Crossing	24,506,094	3.1645	775,495	0
Dev Disabilities	4,022,845,950	0.1000	4,022,846	Canterberry Crossing II	15,523,700	4.2827	664,833	799,070
Total County	4,022,845,950	1.9774	79,547,756	Canyons Metro Dist #1	230	0.0000	0	0
New Growth*	45,374,110	1.9774	897,228	Canyons Metro Dist #2	15,690	6.0000	941	0
				Canyons Metro Dist #3	4,640	6.0000	278	0
Law Enf Auth	2,690,052,382	0.4500	12,105,236	Canyons Metro Dist #4	2,830	6.0000	170	0
New Growth*	45,374,110	0.4500	204,183	Castle Oaks Metro District	4,305,640	5.0000	215,282	1,264,370
				Castle Oaks Metro Dist #2	610	0.0000	0	0
SCHOOL DISTRICT				Castle Oaks Metro Dist #3	79,860	0.0000	0	0
General Fund	4,022,845,950	3.3974	136,672,168	Castle Pines Comm #1	235,162	0.0000	0	0
Cap Reserve	4,022,845,950	0.0000	0	Castle Pines Comm #2	3,446,593	0.0000	0	0
Ins Reserve	4,022,845,950	0.0000	0	Castle Pines Comm #3	2,793,158	3.0000	83,795	0
Bond Fund	4,022,845,950	1.2526	50,390,168	Castle Pines Comm #4	73,638	0.0000	0	0
TOTAL SCHOOL	4,022,845,950	4.6500	187,062,336	Castle Pines Comm #5	2,946,570	0.0000	0	0
New Growth*	45,374,110	4.6500	2,109,896	Castle Pines Metro Dist	123,101,429	3.3834	4,165,014	2,210,420
				Castle Pines North Metro	127,111,508	4.3000	5,465,795	946,090
TOWNS				Castle Rock Fire	63,362,685	0.0888	56,266	286,440
Aurora	1,099,640	1.0867	11,950	Castleton Center W & S	7,081,377	0.0439	3,109	0
				Castlewood Ranch Metro	23,675,304	4.0000	947,012	1,087,640
Littleton	2,540,329	0.6662	16,924	Cedar Hill Cemetery	767,881,444	0.0275	211,167	14,827,730
				Centennial Water & San	10	0.0000	0	0
Larkspur	3,738,810	1.0050	37,575	Chatfield South Water	4,979,160	2.5033	124,643	24,250
				Cherokee Ridge Estates	2,333,670	4.0000	93,347	103,810
Castle Rock	508,119,481	0.1856	943,070	Cherry Creek Basin	1,488,886,016	0.0417	620,865	21,324,390
New Growth*	12,062,170	0.1856	22,387	Cherry Creek So #1	38,573,769	2.0119	776,066	208,080
				Cherry Creek So #2	3,629,190	3.5000	127,022	60,160
Parker	493,560,783	0.2602	1,284,245	Cherry Creek So #3	77,040	0.0000	0	0
New Growth*	8,845,140	0.2602	23,015	Cherry Creek So #4	1,470,130	0.0000	0	0
				Cherry Creek So #5	621,640	0.0000	0	0
Lone Tree	324,080,506	0.0000	0	Cherry Creek So #6	490,820	0.0000	0	0
New Growth*	2,384,190	0.0000	0	Cherry Creek So #7	383,070	0.0000	0	0
				Cherry Creek So #8	529,720	0.0000	0	0
				Cherry Creek So #9	189,670	0.0000	0	0
				Cherry Creek So #10	4,210	0.0000	0	0
				Cherry Creek So #11	3,270	0.0000	0	0
				Compark Busns Campus	20,706,837	4.2000	869,687	112,910
				Compark Bus Cmps Dbt Svc	2,251,980	3.5000	78,819	375,750
				Concord Metro Dist	10,412,300	4.8000	499,790	262,940
				Consolidated Bell Mtn Rn	17,730,376	7.8869	1,398,377	40,450
				Cottonwood Metro	41,295,550	0.8800	363,401	0
				Cottonwood Water & San	65,206,590	2.7000	1,760,578	237,180
				Crowfoot Valley Ranch #1	0	0.0000	0	0
				Crowfoot Valley Ranch #2	62,070	6.0000	3,724	0
				Crystal Crossing Metro	735,800	5.0000	36,790	76,780
				Crystal Valley Metro #1	31,172	4.0000	1,247	0
				Crystal Valley Metro #2	12,674,967	4.6940	594,963	1,413,490
				Dawson Ridge Metro #1	65,905	4.5000	2,966	0
				Dawson Ridge Metro #2	227,355	4.5000	10,231	0
				Dawson Ridge Metro #3	148,605	4.5000	6,687	0
				Dawson Ridge Metro #4	512,792	4.5000	23,076	0
				Dawson Ridge Metro #5	40	4.5000	2	0
				Denver SE Sub W & S	140,866,660	0.1900	267,647	2,910,870
				D C Soil Conservation	3,871,028,642	0.0000	0	45,026,640
				DC Woodmoor Mtn Gen	2,323,830	0.7965	18,509	1,190
				Dominion Water & San	20	0.0000	0	0
				Douglas Public Library	4,022,845,950	0.4025	16,191,955	45,374,110

*NEW GROWTH VALUATIONS refer to the provisions of CRS 39-132 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. A county qualifies for implementing the provisions of the statute if:

- There has been over two percent increase in residential units constructed during the current fiscal year and
- If the pupil enrollment in school districts increases by three percent per year over the previous three year period.

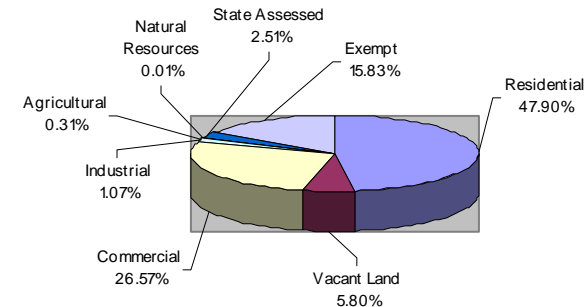
The intent of this legislation is to mitigate the impact of growth in the local schools by adding the value of newly constructed buildings to the tax roll earlier. Each local government authority receives a share of the revenues generated by the new growth construction within its boundaries. By statute, revenues from New Growth can be used only for capital improvements so these revenues are used to build new schools, roads, bridges and other infrastructure needed to maintain the quality of life in Douglas County.

New Growth Notices of Valuation are mailed before the end of the current tax year and New Growth values may be protested in May of the following year. If the appeal is successful, the taxpayer will receive a refund of excess taxes paid plus interest after filing an abatement.

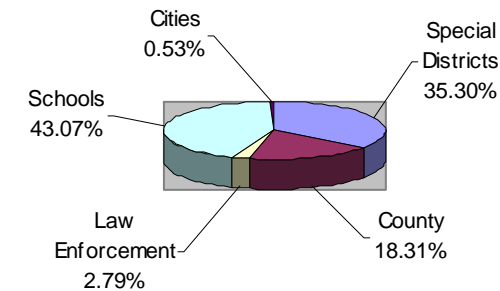
SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
E-470 Potomac Metro	5,307,610	4.7309	251,098	0
E-470 Public Hwy Auth	495,551,775	0.0000	0	3,471,530
Founders Village Metro	39,198,400	7.9146	3,102,397	49,550
Foxhill Metro Dist #1	10	0.0000	0	0
Foxhill Metro Dist #2	74,110	0.0000	0	0
Franktown Business Area	4,007,470	2.5000	100,187	0
Franktown Fire	142,418,011	1.3085	1,863,540	2,590,520
Grandview Est Rural Water Cons	6,486,570	0.0000	0	10,320
Heritage Farm Metro Dist	0	0.0000	0	0
Heritage Hills Metro District	27,425,330	4.0000	1,097,013	588,580
Heritage Hills Metro Bond Svc	90	1.1400	1	0
Hidden Pointe Metro	9,484,560	2.6000	246,599	67,350
Highlands Ranch Metro	1,016,245,470	1.9750	20,070,848	7,385,090
Highlands Ranch Metro #5	2,430	0.0000	0	0
High Prairie Farms Metro	36,454,906	1.2000	437,459	922,180
Hillcrest Metro	110,500	0.0000	0	0
Horse Creek Metro	6,161,320	3.5000	215,646	1,355,140
Horseshoe Ridge Metro #1	0	0.0000	0	0
Horseshoe Ridge Metro #2	10	0.0000	0	0
Horseshoe Ridge Metro #3	20	0.0000	0	0
Inverness Metro Imp Dist	69,367,390	1.0460	725,583	0
Inverness Water & San	69,367,390	0.6250	433,546	0
Jackson-105 Fire Protection	40,626,539	0.7026	285,442	333,930
Jordan Crossing Metro	202,550	4.2826	8,674	14,510
Kings Point South #1	360	0.0000	0	0
Kings Point South #2	970	0.0000	0	0
Lanterns Metro Dist	75,660	4.5000	3,405	0
Larkspur Fire Protection	115,915,861	1.3243	1,535,074	793,480
Lincoln Creek Metro	1,293,200	5.0000	64,660	0
Lincoln Meadows Metro	9,939,350	3.0000	298,181	119,370
Lincoln Park Metro Dist	19,754,830	4.5000	888,967	770,240
Lincoln Station Metro	1,083,340	1.0000	10,833	0
Littleton Fire	29,890,791	0.7678	229,501	96,790
Maier Ranch Metro #4	17,761,303	4.5232	803,379	1,370,860
Maier Ranch Metro #5	38,424	0.0000	0	0
McArthur Ranch Metro P & Rec	4,640,860	0.3053	14,169	83,740
Meadows Metro #1	39,362,053	3.5000	1,377,672	42,730
Meadows Metro #2	21,826,409	3.5000	763,924	1,146,150
Meadows Metro #3	1,542,350	3.5000	53,982	0
Meadows Metro #4	320,910	3.5000	11,232	0
Meadows Metro #5	4,779,075	3.5000	167,268	0
Meadows Metro #6	11,291,019	3.5000	395,186	412,630
Meadows Metro #7	8,825,967	3.5000	308,909	2,273,620
Meridian Metro	135,951,591	4.0296	5,478,305	454,520
Meridian Metro Debt Serv	7,986,150	3.2468	259,294	45,170
Meridian Village Metro Dist 1	22,970	5.5000	1,263	0
Meridian Village Metro Dist 2	158,110	5.5000	8,696	18,700
Meridian Village Metro Dist 3	22,990	0.0000	0	0
Meridian Village Metro Dist 4	22,990	0.0000	0	0
Mountain Community Fire	4,654,770	0.8582	39,947	14,770
Neu Towne Metro	1,810,160	3.8000	68,786	514,690
North DC Water & San Dist	55,653,300	0.9323	518,856	388,130
North Fork Fire	1,703,160	1.2000	20,438	2,530
North Meridian Metro Dist	130,850	3.8818	5,079	0
North Meridian Metro Debt Svc	144,960	3.2468	4,707	0
Olde Towne Metro	147,630	3.9000	5,758	0
Omnipark Metro	39,386,250	2.5000	984,656	0
Omnipark Metro Bond Svc	1,953,370	1.6000	31,254	0
Park Meadows Metro	276,083,666	0.6387	1,763,346	794,170
Parker Automotive	6,063,800	3.8000	230,424	0
Parker Fire Prot Dist	1,080,952,217	1.3978	15,109,550	13,656,640
Parker Prop Metro #1	18,116,854	2.3224	420,746	0
Parker Water & San	400,586,517	0.1900	761,114	9,544,610

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
Perry Park Metro	32,778,821	0.4733	155,142	319,710
Perry Park Water	46,700	0.4754	222	0
Perry Park Water & San	62,947,177	1.0368	652,636	636,680
Pine Bluffs Metro Dist	1,909,560	3.5000	66,835	97,350
Pinery Commercial Metro #1	11,830	0.0000	0	0
Pinery Commercial Metro #2	125,350	0.0000	0	0
Pinery West Metro #1	2,260	0.0000	0	0
Pinery West Metro #2	22,989,211	5.1727	1,189,163	1,918,200
Pinery West Metro #3	10,443,755	4.0232	420,173	0
Plum Creek Metro	17,520,009	2.3000	402,960	320,470
Rampart Range Metro #1	280	0.0000	0	0
Rampart Range Metro #2	58,454,360	4.6000	2,688,901	785,680
Rampart Range Metro #3	5,100	0.0000	0	0
Rampart Range Metro #4	10,780	0.0000	0	0
Rampart Range Metro #5	9,420	0.0000	0	0
Rampart Range Metro #6	4,310	0.0000	0	0
Rampart Range Metro #7	10	4.6000	0	0
Rampart Range Metro #8	10	0.0000	0	0
Rampart Range Metro #9	10	0.0000	0	0
Ravenna Metro Dist	1,802,690	6.0000	108,161	0
Reata North Metro Dist	6,624,800	3.5000	231,868	616,270
Reata South Metro Dist	4,434,170	4.5000	199,538	0
Regional Trans Dist	2,538,188,444	0.0000	0	23,158,870
Regency Metro	224,870	4.2826	9,630	0
RockingHorse Metro #1	7,250	0.0000	0	0
RockingHorse Metro #2	1,064,970	5.5000	58,573	0
Roxborough Water & San	90,249,680	1.4708	1,327,392	899,680
Roxborough Village Metro	52,006,310	6.0087	3,124,903	639,680
Sedalia Water & San	2,821,502	1.7789	50,192	3,900
Sierra Ridge Metro #1	0	0.0000	0	0
Sierra Ridge Metro #2	64,750	6.0000	3,885	0
Silver Heights Water & San	13,948,917	0.0000	0	1,069,190
Solitude Metro	31,810	5.0000	1,591	0
South Meridian Metro	4,295,950	3.8818	166,760	63,960
S Meridian Metro Debt Svc	11,966,490	3.2468	388,528	35,340
S Meridian Metro Debt Svc #2	6,002,050	0.0000	0	35,340
South Metro Fire Rescue	844,252,387	0.9346	7,890,383	6,670,790
South Park Metro	2,216,960	1.2969	28,752	0
South Suburban Park & Rec	406,290,279	0.7008	2,847,282	3,473,280
Southgate Sanitation	470,900,346	0.0651	306,556	3,175,020
Southgate Water	471,768,266	0.0000	0	3,175,020
Southgate Water Bond Debt	1,962,120	0.0000	0	0
Southeast Public Improv Metro	520,657,897	0.1608	837,218	2,313,510
Stone Canon Ranch Metro Dist	1,559,830	3.3979	53,001	2,090
SW Metro Water & San	11,045,367	0.0000	0	0
Stonewate Village Metro	73,064,410	2.7412	2,002,842	0
Tallman Gulch Metro	4,910	0.5000	25	0
Thunderbird Water & San	5,785,150	1.3104	75,809	7,000
Upper Cherry Creek Metro	19,987,970	0.0000	0	0
Upper South Platte Water Cns	9,443,470	0.0127	1,199	47,320
Urban Drainage & Fld Ctrl	3,088,903,186	0.0542	1,674,186	29,197,640
Urban Drainage & Fld S Plt	3,088,903,186	0.0066	203,868	29,197,640
Ute Pass Regional Ambulance	4,470,760	0.3990	17,838	14,770
Villages @ CR Metro #4	982,487	0.5598	5,500	26,170
Villages @ CR Metro #6	118,892	5.0000	5,945	0
Villages @ CR Metro #7	17,660,940	1.7000	300,236	618,870
Villages @ CR Metro #9	10,020	0.0000	0	0
Vistas at Rock Canyon Metro	471,240	4.6000	21,677	0
West Douglas County Fire	39,659,587	0.6800	269,685	313,410
West Metro Fire	92,108,730	1.3588	1,251,573	899,680
Westcreek Lakes Water	1,668,240	1.1135	18,576	10,030
Westfield Metro #1	346,813	1.0000	3,468	0
Westfield Metro #2	366,818	1.0000	3,668	0

Taxable Value Distribution



Tax Dollar Distribution



How Taxes are Determined

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.

Individual taxes are determined by mill levies (tax rates) set after annual public budget hearings held by school boards, county commissioners, city councils and special district directors. These taxing authorities determine what their budget needs are and then divide by the total assessed value of the district to arrive at a mill levy. For example, if the new budget is \$50,000 and the assessed value is \$5,000,000, the mill levy would be \$10 per thousand dollars of assessed value or 10 mills.

Individual property taxes are calculated by multiplying the assessed value by the total mill levy for that tax area. For example, if your property assessment is \$22,380 and your tax area has a levy of \$90 per thousand dollars of assessed value (90 mills), your tax bill would be \$2,014.20.

$$\text{ASSESSED VALUE} \times \text{MILL LEVY} = \text{TAXES}$$

The 2006 taxes are due January 1, 2007. 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, 2007. If the tax is paid in full, it is due by April 30, 2007.



2006 Assessment Abstract and Summary of Tax Levies



Teri Cox, Assessor

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

**Website: www.douglas.co.us/assessor
E-Mail: assessors@douglas.co.us**