

# 2007 Abstract of Assessment

CLASSIFICATION	ASSESSED VALUE	CLASSIFICATION	ASSESSED VALUE
<b>Vacant Land</b>		<b>State Assessed</b>	
Residential	203,709,730	Railroads	7,876,600
Commercial	96,382,080	Private Car Lines	1,682,900
Industrial	7,201,130	Airline Companies	2,200
PUD	428,600	Telephone and Telegraph Companies	43,077,880
All Other	26,979,880	Independent Telephone Companies	13,003,300
<b>Total Vacant Land</b>	<b>334,701,420</b>	Mobile Telephone Companies	7,593,420
		Telephone Reseller Companies	2,955,800
<b>Residential</b>		Electric Companies	26,222,300
Single Family	2,455,849,090	Rural Electric	32,483,400
Multi-Family	88,924,910	Gas Transmission Pipeline Companies	1,398,500
Condominiums	82,114,970	Petrochemical Pipeline Companies	887,900
Mfg Housing	551,100	<b>Total State Assessed</b>	<b>137,184,200</b>
Personal Property	3,233,360		
<b>Total Residential</b>	<b>2,630,673,430</b>	<b>Total Taxable Property</b>	<b>4,513,520,560</b>
<b>Commercial</b>		<b>Exempt Property</b>	
Possessory Interests	50,460	United States Government	196,257,650
Merchandising	397,737,170	State of Colorado	28,319,380
Lodging	25,746,840	Douglas County	131,512,370
Offices	309,933,240	Political Subdivisions	153,645,510
Recreation	40,982,460	Religious Worship	109,119,030
Special Purpose	253,134,690	Educational	269,738,230
Warehouse/Storage	84,085,540	Charitable	82,991,600
Multi-Use	608,460	Personal Property	38,295,950
Commercial Condominiums	201,290	All Other	13,766,160
Personal Property	222,516,590	<b>Total Exempt Property</b>	<b>1,023,645,880</b>
<b>Total Commercial</b>	<b>1,334,996,740</b>	<b>Grand Total</b>	<b>5,537,166,440</b>
<b>Industrial</b>			
Contract/Service	28,575,750		
Manufacturing/Processing	19,315,470		
Personal Property	9,206,660		
<b>Total Industrial</b>	<b>57,097,880</b>		
<b>Agricultural</b>			
Possessory Interests	2,280		
Irrigated Farm Land	154,190		
Dry Farm Land	457,590		
Meadow Land	108,860		
Grazing Land	1,546,420		
Forest Land	49,440		
Waste Land	690		
All Other	632,040		
Agricultural Improvements	15,535,090		
<b>Total Agricultural</b>	<b>18,486,600</b>		
<b>Natural Resources</b>			
Earth or Stone Products	319,980		
Natural Resources	37,170		
Severed Mineral Interests	21,350		
Personal Property	1,790		
<b>Total Natural Resources</b>	<b>380,290</b>		

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, or visit our website for full searches.

## 2007 Douglas County Elected Officials

District 1 Commissioner	Jack Hilbert
District 2 Commissioner	Melanie Worley
District 3 Commissioner	Steve Boand
Assessor	Teri Cox
Clerk and Recorder	Jack Arrowsmith
Coroner	Wes Riber
Public Trustee	Dianne Bailey
Sheriff	David Weaver
Surveyor	Charles Ahlbrecht
Treasurer	Sharon Jones

# 2007 Tax Rates and Revenues

COUNTY	ASSD VALUE	TAX RATE	REVENUE	SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
General	4,513,520,560	1.3465	60,774,554	Antelope Heights Metro	11,433,010	4.5603	521,380	607,620
Road & Bridge	4,513,520,560	0.4493	20,279,248	Arapahoe Water & WW PID	3,960	1.6750	66	0
Social Services	4,513,520,560	0.0316	1,426,272	BMR Metropolitan Dist	2,140	0.0000	0	0
Capital Exp	4,513,520,560	0.0500	2,256,760	Canterberry Crossing	25,907,980	3.1645	819,858	0
Dev Disabilities	4,513,520,560	0.1000	4,513,521	Canterberry Crossing II	18,258,360	4.2827	781,951	469,130
<b>Total County</b>	<b>4,513,520,560</b>	<b>1.9774</b>	<b>89,250,355</b>	Canyons Metro Dist #1	240	0.0000	0	0
New Growth*	38,139,600	1.9774	754,172	Canyons Metro Dist #2	16,370	6.0000	982	0
				Canyons Metro Dist #3	4,840	6.0000	290	0
Law Enf Auth	2,924,717,427	0.4500	13,161,228	Canyons Metro Dist #4	3,000	6.0000	180	0
New Growth*	20,011,690	0.4500	90,053	Castle Oaks Metro District	9,389,580	5.0000	469,479	446,070
				Castle Oaks Metro Dist #2	640	0.0000	0	0
<b>SCHOOL DISTRICT</b>				Castle Oaks Metro Dist #3	24,940	0.0000	0	0
General Fund	4,513,520,560	3.3358	150,562,019	Castle Pines Comm #1	204,360	0.0000	0	0
Cap Reserve	4,513,520,560	0.0000	0	Castle Pines Comm #2	3,514,780	0.0000	0	0
Ins Reserve	4,513,520,560	0.0000	0	Castle Pines Comm #3	3,166,080	3.0000	94,982	380,900
Bond Fund	4,513,520,560	1.3142	59,316,687	Castle Pines Comm #4	6,184,830	0.0000	0	0
<b>TOTAL SCHOOL</b>	<b>4,513,520,560</b>	<b>4.6500</b>	<b>209,878,706</b>	Castle Pines Comm #5	3,050,830	0.0000	0	0
New Growth*	38,139,600	4.6500	1,773,491	Castle Pines Metro Dist	135,933,570	3.3834	4,599,176	2,318,190
				Castle Pines North Metro	135,940,420	4.3000	5,845,438	708,260
<b>TOWNS</b>				Castle Rock Fire	70,964,827	0.0842	59,752	732,080
Aurora	3,582,000	1.0701	38,331	Castleton Center W & S	7,271,260	0.0439	3,192	0
New Growth*	36,070	1.0701	386	Castleview Metro	102,670	0.0000	0	0
				Castlewood Ranch Metro	28,860,380	4.0000	1,154,415	480,440
Littleton	2,886,339	0.6662	19,229	Cedar Hill Cemetery	888,627,552	0.0167	148,401	12,205,350
				Centennial Water & San	10	0.0000	0	0
Larkspur	4,207,107	1.0050	42,281	Chatfield South Water	4,686,810	2.5033	117,325	4,710
				Cherokee Ridge Estates	2,874,430	4.0000	114,977	151,870
Castle Rock	605,475,370	0.1709	1,034,757	Cherry Creek Basin	1,695,246,285	0.0398	674,708	15,942,160
New Growth*	9,291,580	0.1709	15,879	Cherry Creek So #1	40,791,320	2.0114	820,477	194,660
				Cherry Creek So #2	3,631,710	3.5000	127,110	69,380
Parker	556,022,181	0.2602	1,446,770	Cherry Creek So #3	280	0.0000	0	0
New Growth*	6,263,170	0.2602	16,297	Cherry Creek So #4	280	0.0000	0	0
				Cherry Creek So #5	280	0.0000	0	0
Lone Tree	418,192,595	0.0000	0	Cherry Creek So #6	280	0.0000	0	0
New Growth*	2,537,090	0.0000	0	Cherry Creek So #7	280	0.0000	0	0
				Cherry Creek So #8	280	0.0000	0	0
				Cherry Creek So #9	280	0.0000	0	0
				Cherry Creek So #10	280	0.0000	0	0
				Cherry Creek So #11	280	0.0000	0	0
				Compark Bus Campus	22,213,253	3.7000	821,890	940,430
				Compark Bus Cmps Dbt Svc	2,548,270	3.0000	76,448	0
				Concord Metro Dist	14,526,240	4.8000	697,260	138,230
				Consolidated Bell Mtn Rn	18,204,720	7.8869	1,435,788	0
				Cottonwood Metro	42,497,600	0.8800	373,979	12,550
				Cottonwood Water & San	67,930,550	2.7000	1,834,125	875,850
				Crowfoot Valley Ranch #1	0	0.0000	0	0
				Crowfoot Valley Ranch #2	66,670	6.0000	4,000	0
				Crystal Crossing Metro	1,995,420	5.0000	99,771	5,360
				Crystal Valley Metro #1	26,440	4.0000	1,058	0
				Crystal Valley Metro #2	18,301,310	4.6940	859,063	597,390
				Dawson Ridge Metro #1	86,010	4.5000	3,870	0
				Dawson Ridge Metro #2	3,510	4.5000	158	0
				Dawson Ridge Metro #3	77,710	4.5000	3,497	0
				Dawson Ridge Metro #4	3,860	4.5000	174	0
				Dawson Ridge Metro #5	40	4.5000	2	0
				Denver SE Sub W & S	166,876,427	0.0000	0	1,910,010
				DC Soil Conservation	4,344,021,726	0.0000	0	37,896,170
				DC Woodmoor Mtn Gen	2,358,190	0.7990	18,842	13,480
				Dominion Water & San	30	0.0000	0	0
				Douglas Public Library	4,513,520,560	0.4044	18,252,677	38,139,600
				E-470 Potomac Metro	5,441,970	4.5737	248,899	0
				E-470 Public Hwy Auth	561,477,284	0.0000	0	4,274,370

\*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. 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.





# 2007 Assessment Abstract and Summary of Tax Levies

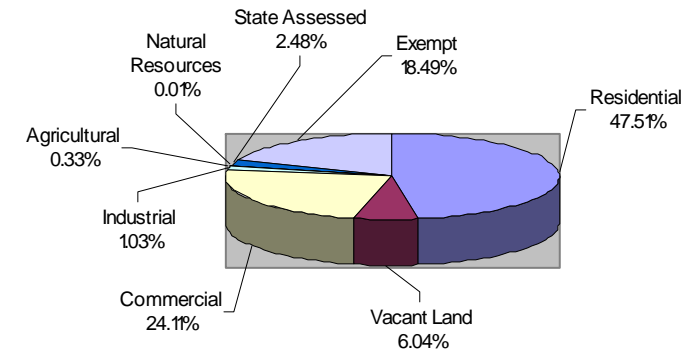
**Teri Cox, Assessor**

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 Castle Rock, CO 80104  
 Telephone: 303-660-7450

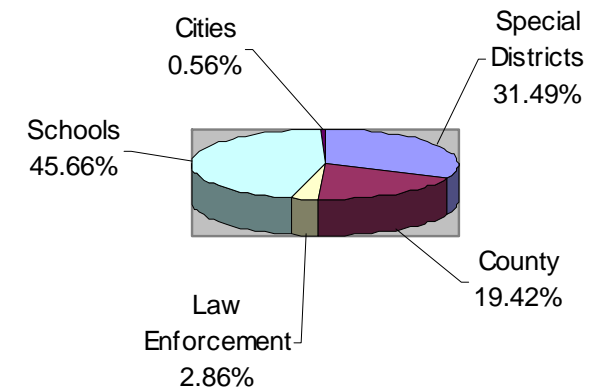
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Visit our website at:  
[www.douglas.co.us/assessor](http://www.douglas.co.us/assessor)

## 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 2007 taxes are due January 1, 2008. 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, 2008. If the tax is paid in full, it is due by April 30, 2008.

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
Perry Park Water	49,090	0.3000	147	580
Perry Park Water & San	71,086,422	0.8614	612,338	706,500
Pine Bluffs Metro Dist	3,270,170	3.5000	114,456	238,320
Pinery Commercial Metro #1	16,560	0.0000	0	0
Pinery Commercial Metro #2	398,660	0.0000	0	0
Pinery West Metro #1	30	0.0000	0	0
Pinery West Metro #2	32,253,860	4.9652	1,601,469	983,570
Pinery West Metro #3	11,213,850	3.3430	374,879	0
Plum Creek Metro	20,429,450	2.3000	469,877	186,760
Rampart Range Metro #1	270	0.0000	0	0
Rampart Range Metro #2	72,336,087	4.6000	3,327,460	1,364,150
Rampart Range Metro #3	4,720	0.0000	0	0
Rampart Range Metro #4	10,730	0.0000	0	0
Rampart Range Metro #5	9,670	0.0000	0	0
Rampart Range Metro #6	4,440	0.0000	0	0
Rampart Range Metro #7	490	4.6000	23	0
Rampart Range Metro #8	10	0.0000	0	0
Rampart Range Metro #9	10	0.0000	0	0
Ravenna Metro Dist	13,271,630	6.3000	836,113	23,080
Reata North Metro Dist	10,489,190	3.5000	367,122	427,150
Reata South Metro Dist	8,303,900	5.0000	415,195	17,820
Regional Trans Dist	2,803,654,441	0.0000	0	20,577,790
Regency Metro	594,130	4.2826	25,444	61,330
RockingHorse Metro #1	8,700	0.0000	0	0
RockingHorse Metro #2	2,831,730	5.5000	155,745	36,070
Roxborough Water & San	98,151,960	1.4708	1,443,619	570,250
Roxborough Village Metro	57,421,510	5.7087	3,278,022	351,680
Sedalia Water & San	4,254,295	1.7789	75,680	0
Sierra Ridge Metro #1	0	0.0000	0	0
Sierra Ridge Metro #2	86,660	5.5000	4,766	0
Silver Heights Water & San	20,025,101	0.0000	0	1,160,460
Solitude Metro	955,290	5.0000	47,765	0
South Meridian Metro	6,337,530	3.9283	248,957	41,760
S Meridian Metro Debt Svc	12,006,300	3.2933	395,403	0
S Meridian Metro Debt Svc #2	5,773,260	0.0000	0	0
South Metro Fire Rescue	912,253,358	0.9377	8,554,200	6,079,050
South Park Metro	2,506,750	1.1500	28,828	0
South Santa Fe Metro #1	290	0.0000	0	0
South Santa Fe Metro #2	694,170	0.0000	0	0
South Suburban Park & Rec	444,155,696	0.6868	3,050,461	3,051,060
Southeast Public Improv Metro	559,870,118	0.1621	907,549	2,230,810
Southeast Public Imp Debt Svc	0	0.0000	0	0
Southgate Sanitation	503,028,515	0.0604	303,829	2,689,960
Southgate Water	504,235,995	0.0000	0	2,689,960
Southgate Water Bond Debt	2,119,550	0.0000	0	0
SW Metro Water & San	12,626,350	0.0000	0	0
Stone Canon Ranch Metro Dist	1,753,240	3.3084	58,004	0
Stonegate Village Metro	78,105,080	2.8205	2,202,954	98,690
Tallman Gulch Metro	730,610	2.5000	18,265	0
Thunderbird Water & San	6,354,310	1.1353	72,140	16,240
Upper Cherry Creek Metro	21,999,482	0.0000	0	0
Upper South Platte Water Cns	10,113,890	0.0118	1,193	1,490
Urban Drainage & Fld Ctrl	3,426,443,512	0.0507	1,737,207	25,295,690
Urban Drainage & Fld S Plt	3,426,443,512	0.0061	209,013	25,295,690
Ute Pass Regional Ambulance	4,715,340	0.3990	18,814	0
Villages @ CR Metro #4	1,086,430	0.5598	6,082	44,830
Villages @ CR Metro #6	4,240,200	7.0000	296,814	243,980
Villages @ CR Metro #7	20,468,090	1.4796	302,846	159,820
Villages @ CR Metro #9	12,950	0.0000	0	0
Vistas at Rock Canyon Metro	1,119,950	4.6000	51,518	0
West Douglas County Fire	45,932,467	0.6449	296,218	407,950
West Metro Fire	111,498,790	1.3702	1,527,756	593,330
Westcreek Lakes Water	1,922,950	1.1135	21,412	0
Westcreek Metro Dist #1	2,571,480	3.5000	90,002	0
Westcreek Metro Dist #2	6,050	0.0000	0	0
Westfield Metro #1	426,810	1.0000	4,268	0
Westfield Metro #2	221,300	1.0000	2,213	0

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue	NG Assd Value
Founders Village Metro	41,492,190	7.9146	3,283,941	81,410
Foxhill Metro Dist #1	10	0.0000	0	0
Foxhill Metro Dist #2	70,200	0.0000	0	0
Franktown Business Area	4,280,880	2.5000	107,022	0
Franktown Fire	164,611,966	1.3114	2,158,721	1,764,660
Grandview Est Rural Water Cons	6,608,876	0.1500	9,913	36,030
Heritage Farm Metro Dist	0	0.0000	0	0
Heritage Hills Metro District	31,343,180	4.0000	1,253,727	291,250
Heritage Hills Metro Bond Svc	120	1.1400	1	0
Hidden Pointe Metro	10,605,790	2.6000	275,751	0
Highlands Ranch Metro	1,114,320,896	1.9750	22,007,838	7,777,710
Highlands Ranch Metro #5	0	0.0000	0	0
High Prairie Farms Metro	41,941,450	1.2000	503,297	431,310
Hillcrest Metro	356,670	0.0000	0	0
Horse Creek Metro	9,525,170	3.2000	304,805	371,270
Horseshoe Ridge Metro #1	0	0.0000	0	0
Horseshoe Ridge Metro #2	1,064,240	3.5000	37,248	0
Horseshoe Ridge Metro #3	179,180	3.5000	6,271	0
Inverness Metro Imp Dist	76,364,730	0.6560	500,953	0
Inverness Water & San	76,364,730	0.8000	610,918	0
Jackson-105 Fire Protection	44,712,520	0.7095	317,235	253,200
Jordan Crossing Metro	1,846,822	4.3092	79,583	85,260
Kings Point South #1	190,320	0.0000	0	0
Kings Point South #2	507,230	0.0000	0	0
Lanterns Metro Dist	82,540	4.5000	3,714	0
Larkspur Fire Protection	129,420,034	1.3345	1,727,136	1,000,780
Lincoln Creek Metro	1,992,500	5.0000	99,625	19,600
Lincoln Meadows Metro	11,555,090	3.0000	346,653	0
Lincoln Park Metro Dist	26,583,470	4.5000	1,196,256	555,320
Lincoln Station Metro	1,129,680	4.5000	50,836	0
Littleton Fire	33,373,650	0.7678	256,243	299,720
Maher Ranch Metro #4	24,381,880	4.5232	1,102,841	1,597,880
Maher Ranch Metro #5	41,590	0	0	0
McArthur Ranch Metro P & Rec	5,077,200	0.3053	15,501	116,150
Meadows Metro #1	42,769,655	3.5000	1,496,938	32,450
Meadows Metro #2	28,583,280	3.5000	1,000,415	685,630
Meadows Metro #3	5,687,150	3.5000	199,050	237,170
Meadows Metro #4	327,720	3.5000	11,470	0
Meadows Metro #5	5,972,973	3.5000	209,054	311,450
Meadows Metro #6	15,675,310	3.5000	548,636	124,080
Meadows Metro #7	18,070,920	3.5000	632,482	517,160
Meridian Metro	157,525,015	4.0705	6,412,056	587,840
Meridian Metro Debt Serv	8,279,640	3.2468	268,823	0
Meridian Village Metro Dist 1	13,780	5.5000	758	0
Meridian Village Metro Dist 2	3,388,130	5.5000	186,347	26,810
Meridian Village Metro Dist 3	13,780	0.0000	0	0
Meridian Village Metro Dist 4	13,810	0.0000	0	0
Mountain Community Fire	4,965,560	0.8582	42,614	0
Neu Towne Metro	4,575,480	3.8000	173,868	34,090
North DC Water & San Dist	61,284,670	0.9583	587,291	361,100
North Fork Fire	1,767,810	1.2000	21,214	1,490
North Meridian Metro Dist	132,010	3.8818	5,124	0
North Meridian Metro Debt Svc	144,960	3.2468	4,707	0
Olde Towne Metro	785,750	3.9000	30,644	0
Omnipark Metro	40,382,280	2.5000	1,009,557	152,870
Omnipark Metro Bond Svc	2,341,500	1.6000	37,464	0
Park Meadows Bus Imp Dist	250	0.0000	0	0
Park Meadows Metro	280,948,738	0.6387	1,794,420	367,660
Park Meadows Metro Bond Debt	0	0.0000	0	0
Parker Automotive Metro	9,507,420	3.8000	361,282	510,910
Parker Fire Prot Dist	1,224,894,158	1.4176	17,364,100	10,247,450
Parker Fire Prot Dist Debt Svc	2,879,220	0.0000	0	36,070
Parker Homestead Comm Metro	940	0.0000	0	0
Parker Homestead Res Metro	16,710	0.0000	0	0
Parker Prop Metro #1	19,235,420	2.3222	446,685	0
Parker Water & San	463,154,288	0.1803	835,067	5,701,150
Perry Park Metro	36,840,770	0.4733	174,367	216,940