

2013 Abstract of Assessment

CLASSIFICATION	ASSESSED VALUE	CLASSIFICATION	ASSESSED VALUE
Vacant Land		State Assessed	
Residential	120,683,190	Railroads	14,997,600
Commercial	71,425,980	Private Car Lines	2,563,800
Industrial	4,671,600	Airlines	1,500
PUD	426,900	Telephone and Telegraph Companies	70,088,700
All Other	15,500,430	Mobile Telephone Companies	17,813,800
Total Vacant Land	212,708,100	Telephone Reseller Companies	431,900
		Electric Companies	55,901,900
Residential		Rural Electric	64,184,500
Single Family	2,487,494,640	Gas Transmission Pipeline Companies	8,721,600
Multi-Family	127,899,190	Petrochemical Pipeline Companies	620,200
Condominiums	80,941,650	Total State Assessed	235,325,500
Mfg Housing	620,600		
Personal Property	3,841,250	Total Taxable Property	4,689,459,530
Total Residential	2,700,797,330		
		Exempt Property	
Commercial		United States Government	159,987,650
Possessory Interests	1,876,220	State of Colorado	28,410,520
Merchandising	440,135,010	Douglas County	149,152,870
Lodging	32,315,880	Political Subdivisions	439,992,090
Offices	285,168,510	Religious Worship	118,319,310
Recreation	39,962,560	Educational	9,311,870
Special Purpose	294,246,470	Charitable	46,846,640
Warehouse/Storage	51,829,820	Personal Property	42,891,250
Multi-Use	629,820	All Other	14,100,380
Commercial Condominiums	12,519,260	Total Exempt Property	1,009,012,580
Personal Property	250,689,070		
Total Commercial	1,409,372,620	Grand Total	5,698,472,110
Industrial			
Contract/Service	75,075,780		
Manufacturing/Processing	16,493,420		
Refining/Petroleum	95,320		
Industrial Condominiums	11,874,210		
Personal Property	9,955,030		
Total Industrial	113,493,760		
Agricultural			
Possessory Interests	790		
Irrigated Farm Land	172,930		
Dry Farm Land	730,430		
Meadow Land	205,560		
Grazing Land	1,763,340		
Forest Land	59,570		
Waste Land	150		
All Other	699,870		
Agricultural Improvements	13,706,680		
Total Agricultural	17,339,320		
Natural Resources			
Earth or Stone Products	261,250		
Natural Resources	55,560		
Severed Mineral Interests	102,790		
Personal Property	3,300		
Total Natural Resources	422,900		

Tax Increment Financing (TIF) Districts

Tax Increment Financing (TIF) laws enable municipalities to form entities that collect property tax revenue based on valuation increases from new investments within a designated area (TIF district). Once a TIF district is established, property tax revenue attributed to new assessed value within the district accrues to the entity rather than the traditional taxing authorities. The figures below are the tax dollars for each authority that will be diverted to the TIF districts in Douglas County for 2013 taxes (payable in 2014).

	Castle Rock DDA	Parker URA
Douglas County Government	0	\$86,303
Douglas County Schools - General Fund	0	\$143,740
Douglas County Schools - Bond Fund	0	\$66,960
Town of Castle Rock	0	0
Town of Parker	0	\$11,356
Douglas County Public Library District	0	\$17,584
Parker Fire Protection District	0	\$57,157
Parker Water & Sanitation District	0	\$41,752
Cherry Creek Basin Water Quality Authority	0	\$2,182
Urban Drainage & Flood Control District	0	\$2,654
Urban Drainage & Flood South Platte	0	\$279
Cedar Hill Cemetery	0	0
Pine Bluffs Metro District	0	\$4

2013 Tax Rates and Revenues

COUNTY	ASSD VALUE	TAX RATE	REVENUE
General	4,689,459,530	1.3965	65,488,302
Road & Bridge	4,689,459,530	0.4493	21,069,742
Public Welfare	4,689,459,530	0.0316	1,481,869
Dev Disabilities	4,689,459,530	0.1000	4,689,460
Total County	4,689,459,530	1.9774	92,729,373
Law Enf Auth	2,845,183,290	0.4500	12,803,325
SCHOOL DISTRICT			
General Fund	4,689,459,530	3.2935	154,447,350
Bond Fund	4,689,459,530	1.5342	71,945,688
Total School	4,689,459,530	4.8277	226,393,038
TOWNS			
Aurora	7,205,014	1.0290	74,140
Castle Rock	602,629,253	0.1703	1,026,278
Castle Pines	142,966,850	0.4500	643,351
Larkspur	5,464,960	1.5000	81,974
Littleton	4,256,944	0.6662	28,360
Lone Tree	496,362,764	0.0000	0
Parker	568,260,340	0.2602	1,478,613
SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue
<i>*Active Districts Only</i>			
Airport Vista Metro 1	50	0.0000	0
Airport Vista Metro 2	21,730	1.5000	326
Antelope Heights Metro	12,574,581	4.5553	572,810
Arapahoe Cty Water & WW PID	5,042,920	2.3250	117,248
BMR Metro	240	0.0000	0
Canterberry Crossing Metro	23,815,582	3.1645	753,644
Canterberry Crossing Metro II	19,852,302	3.8500	764,314
Canyons Metro 1	220	0.0000	0
Canyons Metro 2	228,533	6.9000	15,769
Canyons Metro 3	6,110	0.0000	0
Canyons Metro 4	3,710	0.0000	0
Canyons Metro 5-11	250	0.0000	0
Castle Oaks Metro	11,112,455	5.0000	555,623
Castle Oaks Metro 2	172,140	2.5000	4,304
Castle Oaks Metro 3	961,100	4.4000	42,288
Castle Pines Comm Metro 1	153,880	0.0000	0
Castle Pines Comm Metro 2	4,129,480	0.0000	0
Castle Pines Comm Metro 3	6,204,190	3.0000	186,126
Castle Pines Comm Metro 4	4,593,500	0.0000	0
Castle Pines Comm Metro 5	3,239,300	0.0000	0
Castle Pines Metro	124,702,921	3.3834	4,219,199
Castle Pines North Metro	133,803,323	4.1000	5,485,936
Castle Pines Town Ctr Metro 1	10	0.0000	0
Castle Pines Town Ctr Metro 2	1,270	4.5000	57
Castle Pines Town Ctr Metro 3	1,560	4.5000	70
Castleview Metro	102,590	0.0000	0
Castle Rock DDA	41,102,960	0.3000	123,309
Castle Rock Fire Protection	67,686,102	0.8710	589,546

SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue
<i>*Active Districts Only</i>			
Castleton Center W & S	7,179,250	0.5376	38,596
Castlewood Ranch Metro	25,019,205	4.5000	1,125,864
Cedar Hill Cemetery	871,339,192	0.0187	162,940
Centennial W&S	10	0.0000	0
Chatfield South Water	4,850,314	1.0952	53,121
Cherokee Ridge Estates Metro	2,715,151	5.0000	135,758
Cherry Creek Basin Water Quality	1,731,617,421	0.0500	865,809
Cherry Creek South Metro 1	35,175,368	2.1914	770,833
Cherry Creek South Metro 2	2,609,065	3.5000	91,317
Cherry Creek South Metro 3-11	350	0.0000	0
Colorado Horse Park Metro	400	0.0000	0
Compark Bus Campus	32,066,920	4.3293	1,388,273
Compark Bus Cmps Debt Svc 1	2,194,121	1.8810	41,271
Compark Bus Cmps Debt Svc 2	211,110	1.6190	3,418
Concord Metro	19,110,481	2.3000	439,541
Consolidated Bell Mtn Rn	13,829,910	7.8869	1,090,751
Cottonwood Metro	38,362,096	0.8800	337,586
Cottonwood W & S	76,036,532	2.7000	2,052,986
Crowfoot Valley Ranch Metro 1	991	0.0000	0
Crowfoot Valley Ranch Metro 2	431,671	7.6750	33,131
Crystal Crossing Metro	4,258,040	6.2230	264,978
Crystal Valley Metro 1	22,100	5.5940	1,236
Crystal Valley Metro 2	15,147,230	5.5940	847,336
Dawson Ridge Metro 1	82,330	4.5000	3,705
Dawson Ridge Metro 2	3,060	4.5000	138
Dawson Ridge Metro 3	53,100	4.5000	2,390
Dawson Ridge Metro 4	3,960	4.5000	178
Dawson Ridge Metro 5	50	4.5000	2
Denver SE Sub W & S	160,868,813	0.0000	0
DC Soil Conservation	4,470,455,690	0.0000	0
DC Woodmoor Mtn G.I.D.	1,898,100	1.1272	21,395
Dominion W & S	40	0.0000	0
Douglas County Public Library	4,689,459,530	0.4029	18,893,832
E-470 Potomac Metro	5,185,553	4.5737	237,172
E-470 Public Hwy Auth	601,338,961	0.0000	0
Founders Village Metro	35,499,091	7.9146	2,809,611
Foxhill Metro 1	10	0.0000	0
Foxhill Metro 2	76,160	0.0000	0
Franktown Business Area Metro	2,535,240	2.5000	63,381
Franktown Fire Protection	156,583,460	1.3020	2,038,717
Grandview Est Rur Water Cns	6,835,220	0.1500	10,253
Heritage Hills Metro	37,283,391	4.0000	1,491,336
Heritage Hills Metro Bond Svc	874,810	1.0750	9,404
Hidden Pointe Metro	9,832,860	2.4000	235,989
High Prairie Farms Metro	39,633,798	1.2000	475,606
High Prairie Polo Club Metro 1	18,260	0.0000	0
High Prairie Polo Club Metro 2	1,152,970	0.0000	0
Highfield Metro	5,042,920	2.5000	126,073
Highlands Ranch Metro	1,196,798,991	1.9713	23,592,499
Horse Creek Metro	11,300,889	3.3000	372,929
Horseshoe Ridge Metro 2	6,737,550	3.5000	235,814
Horseshoe Ridge Metro 3	355,450	3.5000	12,441
Hunting Hill Metro	2,089,860	5.0000	104,493

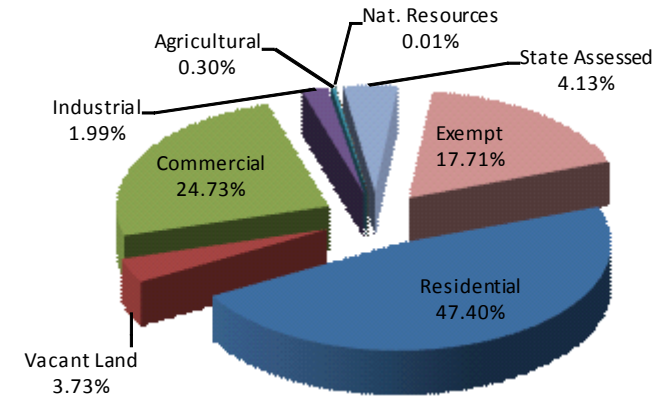
2013 Abstract of Assessment and Summary of Tax Levies



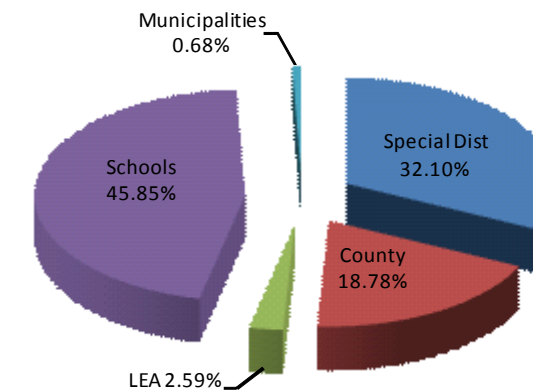
Teri Cox, Assessor
301 Wilcox Street
Castle Rock, CO 80104

Visit our website at:
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 2013 taxes are levied January 1, 2014. 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, 2014. If the tax is paid in full, it is due by April 30, 2014.

SERVICE DISTRICTS <small>*Active Districts Only</small>	Regular Assd Value	Tax Rate	Revenue
Inverness Metro Imp	93,826,813	0.6350	595,800
Inverness Metro Imp Debt Svc	1,165,070	0.0750	874
Inverness W & S	93,826,813	0.7800	731,849
Inverness W & S Debt Svc	1,165,070	0.6960	8,109
Jackson-105 Fire Protection	40,553,630	0.8110	328,890
Jordan Crossing Metro	2,388,060	4.2826	102,271
Kings Point S Metro 1	540	0.0000	0
Kings Point S Metro 2	1,440	0.0000	0
Lanterns Metro	50,080	4.5000	2,254
Larkspur Fire Protection	121,615,316	1.5417	1,874,943
Lincoln Creek Metro	1,033,228	6.0000	61,994
Lincoln Meadows Metro	7,964,938	5.0000	398,247
Lincoln Park Metro	29,766,647	5.9000	1,756,232
Lincoln Park Metro Debt Svc	56,370	5.9000	3,326
Lincoln Station Metro	23,256,726	5.0000	1,162,836
Lincoln Station Metro Debt Svc	1,463,700	4.0000	58,548
Littleton Fire Protection	32,513,965	0.7678	249,642
Louviers W & S	1,564,960	1.4873	23,276
Maher Ranch Metro 4	23,973,280	5.7063	1,367,987
McArthur Ranch Metro Rec	4,748,862	0.3053	14,498
Meadows Metro 1	37,478,010	3.5000	1,311,730
Meadows Metro 2	27,592,600	3.5000	965,741
Meadows Metro 3	11,603,470	3.5000	406,121
Meadows Metro 4	8,700	3.5000	305
Meadows Metro 4 Debt Svc	796,820	3.5000	27,889
Meadows Metro 5	10,551,180	3.5000	369,291
Meadows Metro 6	14,184,400	3.5000	496,454
Meadows Metro 7	25,424,130	3.5000	889,845
Meridian Metro	144,616,280	4.6000	6,652,349
Meridian Metro Debt Svc 1	9,756,212	2.2000	214,637
Meridian Metro Debt Svc 2	2,915,830	2.2000	64,148
Meridian Village Metro 1	980	6.0000	59
Meridian Village Metro 2	17,826,308	6.0000	1,069,578
Meridian Village Metro 3	980	0.0000	0
Meridian Village Metro 4	1,110	0.0000	0
Mountain Communities F. P. D.	4,209,804	0.8582	36,129
Neu Towne Metro	3,076,615	4.8000	147,678
Northern Douglas County W & S	58,047,422	1.2212	708,875
North Fork Fire Protection	1,623,901	1.2000	19,487
North Meridian Metro	87,216	4.6000	4,012
North Meridian Metro Debt Svc 1	135,290	3.9000	5,276
North Meridian Metro Debt Svc 2	360	3.9000	14
N. Pine Vistas Metro 1	230	0.0000	0
N. Pine Vistas Metro 2	512,150	6.0000	30,729
N. Pine Vistas Metro 3	385,800	6.0000	23,148
Olde Towne Metro	2,793,209	5.0000	139,660
Omnipark Metro	41,662,661	2.5000	1,041,567
Omnipark Metro Debt Svc 1	1,741,231	1.6000	27,860
OmniPark Metro Debt Svc 2	1,031,310	1.6000	16,501
Park Meadows B.I.D.	250	0.0000	0
Park Meadows Metro	291,103,258	0.6387	1,859,277
Parker Central Area URP	45,466,670	0.0000	0
Parker Automotive Metro	4,307,283	6.5000	279,973
Parker Homestead Metro	3,006,680	4.2827	128,767
Parker Fire Protection	1,273,286,272	1.3096	16,674,957
Parker Fire Protection Debt Svc	17,108,582	0.0000	0
Parker W & S	466,239,758	0.9727	4,535,114
Perry Park Metro	30,261,660	0.4733	143,228
Perry Park Water	370,760	0.0000	0
Perry Park W & S	58,441,420	0.5614	328,090
Pine Bluffs Metro	6,153,165	3.5000	215,361
Pinery Commercial Metro 1	16,560	0.0000	0

SERVICE DISTRICTS <small>*Active Districts Only</small>	Regular Assd Value	Tax Rate	Revenue
Pinery Commercial Metro 2	533,500	0.0000	0
Pinery West Metro 2	32,004,230	5.7652	1,845,108
Pinery West Metro 3	9,306,330	4.0250	374,580
Plum Creek Metro	18,954,150	2.3000	435,945
Rampart Range Metro 1	310	0.0000	0
Rampart Range Metro 2	19,252,436	4.6000	885,612
Rampart Range Metro 3	5,700	0.0000	0
Rampart Range Metro 4	29,640	0.0000	0
Rampart Range Metro 5	12,290	0.0000	0
Rampart Range Metro 6	5,240	0.0000	0
Rampart Range Metro 7	86,719,170	4.6000	3,989,082
Rampart Range Metro 8 & 9	10	0.0000	0
Ravenna Metro	6,147,746	6.3000	387,308
Reata North Metro	14,997,557	3.5000	524,914
Reata South Metro	14,280,955	5.5000	785,453
Regency Metro	4,432,403	5.2826	234,146
Remuda Ranch Metro	5,310	0.0000	0
Regional Transportation District	3,047,405,937	0.0000	0
Robinson Ranch Metro	1,183,360	5.0000	59,168
RockingHorse Metro 1	8,700	0.0000	0
RockingHorse Metro 2	7,192,357	6.1000	438,734
Roxborough W & S	94,941,230	1.3266	1,259,490
Roxborough Village Metro	53,911,600	5.1718	2,788,200
Sedalia W & S	6,657,680	1.7789	118,433
Sierra Ridge Metro 2	34,290	5.5000	1,886
Silver Heights W & S	4,465,010	0.0000	0
Solitude Metro	2,990	5.0000	150
South Meridian Metro	12,566,436	4.6000	578,056
S Meridian Metro Debt Svc 1	12,362,470	3.9000	482,136
S Meridian Metro Debt Svc 2	6,413,376	0.0000	0
S Meridian Metro Debt Svc 3	1,778,590	3.9000	69,365
South Metro Fire Rescue	978,545,651	0.9444	9,241,385
South Park Metro	2,229,456	0.0000	0
South Santa Fe Metro 1	80	0.0000	0
South Santa Fe Metro 2	232,400	0.0000	0
South Suburban Park & Rec	505,125,718	0.6915	3,492,944
Southeast Public Improv Metro	624,213,391	0.2000	1,248,427
Southgate Sanitation	576,063,950	0.0531	305,890
Southgate Water	573,145,140	0.0000	0
Southgate Water Bond Debt	3,921,969	0.0000	0
Southwest Metro W & S	12,651,987	0.0000	0
Stone Canon Ranch Metro	1,609,650	4.0475	65,151
Stonegate Village Metro	71,739,705	2.7803	1,994,579
Tallman Gulch Metro	531,508	5.5000	29,233
Thunderbird W & S	5,983,886	1.1960	71,567
Upper South Platte Water Cns	10,341,256	0.0134	1,386
Urban Drainage & Fld Ctrl	3,618,564,100	0.0608	2,200,087
Urban Drainage & Fld S Plt	3,618,564,100	0.0064	231,588
Ute Pass Regional Ambulance	3,954,824	0.3990	15,780
Village on the Green Metro 1	345,600	4.2827	14,801
Villages @ CR Metro 4	1,521,510	0.3970	6,040
Villages @ CR Metro 6	8,627,220	7.0000	603,905
Villages @ CR Metro 7	19,795,060	1.6311	322,877
Villages @ CR Metro 9	12,940	0.0000	0
Vistas at Rock Canyon Metro	1,329,780	2.0000	26,596
West Douglas County F. P. D.	52,995,404	0.7350	389,516
West Metro Fire Protection	101,419,080	1.3632	1,382,545
Westcreek Lakes Water	1,594,170	1.6216	25,851
Westcreek Metro 1	670,920	3.5000	23,482
Westcreek Metro 2	1,657,530	5.0000	82,877
Westfield Metro 1	175,710	1.0000	1,757
Westfield Metro 2	138,020	1.0000	1,380