

# 2015 Abstract of Assessment

CLASSIFICATION	ASSESSED VALUE	CLASSIFICATION	ASSESSED VALUE
<b>Vacant Land</b>		Grazing Land	1,822,990
Residential	143,967,320	Forest Land	66,060
Commercial	71,134,260	Waste Land	130
Industrial	4,451,620	All Other	558,010
PUD	245,740	Agricultural Improvements	14,902,620
All Other	13,491,710	<b>Total Agricultural</b>	<b>18,640,540</b>
<b>Total Vacant Land</b>	<b>233,290,650</b>		
<b>Residential</b>		<b>Natural Resources</b>	
Single Family	3,063,865,430	Earth or Stone Products	275,970
Multi-Family	172,677,220	Natural Resources	61,280
Condominiums	104,860,760	Severed Mineral Interests	98,860
Mfg Housing	778,570	Personal Property	2,870
Personal Property	6,326,910	<b>Total Natural Resources</b>	<b>438,980</b>
<b>Total Residential</b>	<b>3,348,508,890</b>		
<b>Commercial</b>		<b>State Assessed</b>	
Possessory Interests	1,443,000	Railroads	18,634,700
Merchandising	502,964,830	Private Car Lines	2,695,000
Lodging	33,960,220	Airlines	1,700
Offices	349,395,540	Telephone and Telegraph Companies	73,974,600
Recreation	38,204,680	Mobile Telephone Companies	15,587,400
Special Purpose	320,790,660	Telephone Reseller Companies	219,500
Warehouse/Storage	59,678,210	Electric Companies	54,587,400
Multi-Use	618,980	Rural Electric	61,484,700
Commercial Condominiums	20,572,730	Gas Transmission Pipeline Companies	9,100,400
Personal Property	297,521,580	Petrochemical Pipeline Companies	1,158,400
<b>Total Commercial</b>	<b>1,625,150,430</b>	<b>Total State Assessed</b>	<b>237,761,700</b>
<b>Industrial</b>		<b>Total Taxable Property</b>	<b>5,592,997,090</b>
Contract/Service	90,541,090	<b>Exempt Property</b>	
Manufacturing/Processing	18,635,580	United States Government	173,989,210
Refining/Petroleum	108,640	State of Colorado	29,854,920
Industrial Condominiums	12,134,860	Housing Authority	7,435,150
Personal Property	7,785,730	Douglas County	153,444,470
<b>Total Industrial</b>	<b>129,205,900</b>	Political Subdivisions	454,989,450
<b>Agricultural</b>		Religious Worship	116,989,370
Possessory Interests	2,190	Educational	12,191,760
Irrigated Farm Land	176,760	Charitable	78,305,420
Dry Farm Land	921,840	Personal Property	52,799,490
Meadow Land	189,940	All Other	15,726,050
		<b>Total Exempt Property</b>	<b>1,095,725,290</b>
		<b>Grand Total</b>	<b>6,688,722,380</b>

## 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 to the right are the tax dollars for each authority that will be diverted to the TIF districts in Douglas County for 2015 taxes (payable in 2016).

	Castle Rock DDA	Cottonwood Commercial	Parker Central Area	Parker Road
Douglas County Government	\$2,480	0	\$94,648	\$4,809
Douglas County Schools - General Fund	3,983	0	152,033	7,725
Douglas County Schools - Bond Fund	1,339	0	51,100	2,597
Town of Castle Rock	185	0	0	0
Town of Parker	0	0	12,454	633
Douglas County Public Library District	506	0	19,313	981
Castle Rock DDA	376	0	0	0
Parker Fire Protection District	0	0	45,022	2,288
Parker Water & Sanitation District	0	0	41,187	1,969
Cherry Creek Basin Water Quality Authority	0	0	2,149	109
Urban Drainage & Flood Control District	0	0	2,647	134
Urban Drainage & Flood South Platte	0	0	278	14
Cedar Hill Cemetery	20	0	0	0
Pine Bluffs Metro District	0	0	4	0

# 2015 Tax Rates and Revenues

COUNTY	ASSD VALUE	TAX RATE	REVENUE	SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue
General	5,592,997,090	1.3788	77,116,244	<b>*Active Districts Only</b>			
Road & Bridge	5,592,997,090	0.4493	25,129,336	Cherokee Ridge Estates Metro	3,188,130	5.0000	159,407
Public Welfare	5,592,997,090	0.0316	1,767,387	Cherry Creek Basin Water Quality	2,076,782,950	0.0449	932,476
Capital Expenditure	5,592,997,090	0.0177	989,960	Cherry Creek South Metro 1	41,123,950	1.9946	820,258
Dev Disabilities	5,592,997,090	0.1000	5,592,997	Cherry Creek South Metro 2	3,027,900	3.5000	105,977
<b>Total County</b>	<b>5,592,997,090</b>	<b>1.9774</b>	<b>110,595,924</b>	Cherry Creek South Metro 3	4,280	0.0000	0
Law Enf Auth	3,331,879,800	0.4500	14,993,459	Cherry Creek South Metro 4-10	380	0.0000	0
				Cherry Creek South Metro 11	16,700	3.5000	585
<b>SCHOOL DISTRICT</b>				Colorado Horse Park Metro	1,117,070	0.0000	0
General Fund	5,592,997,090	3.1763	177,650,267	Compark Bus Campus	41,350,960	4.2160	1,743,356
Bond Fund	5,592,997,090	1.0676	59,710,837	Compark Bus Cmps Debt Svc 1	3,594,970	1.8810	67,621
<b>Total School</b>	<b>5,295,997,090</b>	<b>4.2439</b>	<b>237,361,204</b>	Compark Bus Cmps Debt Svc 2	1,139,130	1.6190	18,443
				Concord Metro	29,314,340	1.6500	483,687
<b>TOWNS</b>				Consolidated Bell Mtn Rn	16,140,110	7.5000	1,210,508
Aurora	11,696,660	0.8569	100,229	Cottonwood Highlands Metro 1	609,840	5.2827	32,216
Castle Rock	757,836,820	0.1474	1,117,051	Cottonwood Highlands Metro 2	760,720	2.0000	15,214
Castle Pines	171,102,190	0.4500	769,960	Cottonwood Metro	44,903,200	0.8800	395,148
Larkspur	5,676,420	1.5000	85,146	Cottonwood URP	6,987,210	0.0000	0
Littleton	7,663,150	0.6662	51,052	Cottonwood W & S	87,414,130	2.3000	2,010,525
Lone Tree	651,720,180	0.0000	0	Crowfoot Valley Ranch Metro 1	8,510	0.0000	0
Parker	667,828,070	0.2602	1,737,689	Crowfoot Valley Ranch Metro 2	595,420	7.6750	45,698
				Crystal Crossing Metro	8,914,590	6.2230	554,755
				Crystal Valley Metro 1	17,040	5.5940	953
				Crystal Valley Metro 2	21,544,050	5.5940	1,205,174
				Dawson Ridge Metro 1	66,650	4.5000	2,999
				Dawson Ridge Metro 2	3,360	359.6786	12,085
				Dawson Ridge Metro 3	43,810	14.9470	6,548
				Dawson Ridge Metro 4	4,350	632.8218	27,528
				Dawson Ridge Metro 5	50	4.5000	2
				Denver SE Sub W & S	190,712,910	0.0000	0
				DC Soil Conservation	5,380,491,310	0.0000	0
				DC Woodmoor Mtn G.I.D.	2,223,660	1.0709	23,813
				Dominion W & S	50	0.0000	0
				Douglas County Public Library	5,592,997,090	0.4035	22,567,743
				E-470 Potomac Metro	5,976,780	4.5737	273,360
				E-470 Public Hwy Auth	707,918,880	0.0000	0
				Founders Village Metro	44,053,090	7.9146	3,486,626
				Foxhill Metro 1	10	0.0000	0
				Foxhill Metro 2	82,650	5.0000	4,133
				Franktown Business Area Metro	2,895,350	2.5000	72,384
				Franktown Fire Protection	174,942,340	1.3020	2,277,749
				Grandview Est Rur Water Cns	7,970,000	0.1500	11,955
				Heritage Hills Metro	44,156,110	3.7564	1,658,680
				Heritage Hills Metro Bond Svc	740,220	0.1980	1,466
				Hidden Pointe Metro	11,455,410	1.1000	126,010
				High Prairie Farms Metro	44,561,300	1.2000	534,736
				High Prairie Polo Club Metro 1	730	0.0000	0
				High Prairie Polo Club Metro 2	976,320	0.0000	0
				Highfield Metro	9,366,170	2.5000	234,154
				Highlands Ranch Metro	1,417,417,070	1.8205	25,804,078
				Horse Creek Metro	13,276,140	2.5000	331,904
				Horseshoe Ridge Metro 2	9,600,760	3.5000	336,027
				Horseshoe Ridge Metro 3	1,300	3.5000	46
				Hunting Hill Metro	4,831,550	5.0000	241,578
				Inverness Metro Imp	102,872,540	0.6500	668,672
				Inverness Metro Imp Debt Svc 1	1,961,540	0.0686	1,346
				Inverness Metro Impr Debt. Svc 2	1,803,590	0.2060	3,715
				Inverness W & S	102,872,540	0.6100	627,522
				Inverness W & S Debt Svc 1	1,961,540	0.5440	10,671
				Inverness W & S Debt Svc 2	1,803,590	0.6100	11,002
				Jackson-105 Fire Protection	44,862,870	0.8110	363,838
				Jordan Crossing Metro	2,781,530	4.2826	119,122
				Kings Point S Metro 1	590	0.0000	0

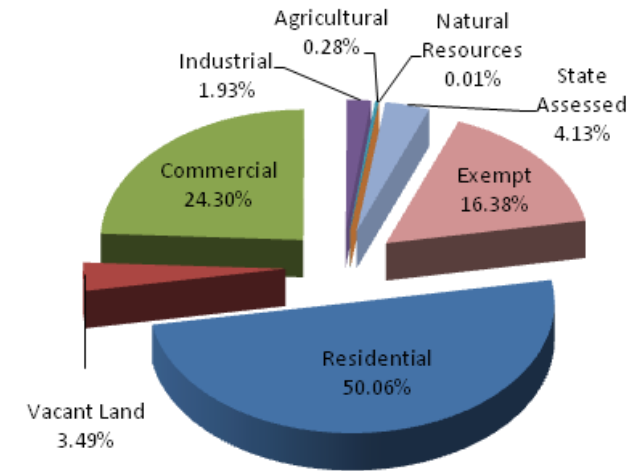
# 2015 Abstract of Assessment and Summary of Tax Levies



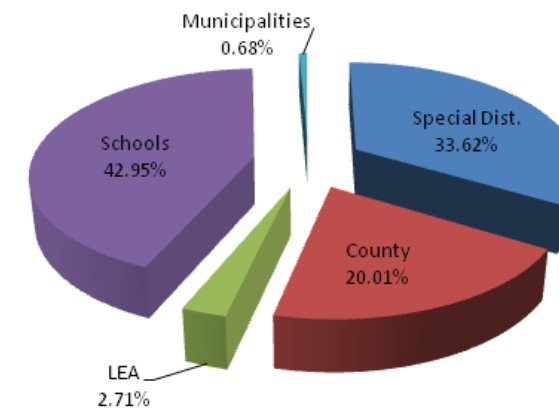
Douglas County Office of the Assessor  
 301 Wilcox Street  
 Castle Rock, CO 80104

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## 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 2015 taxes are levied January 1, 2016. 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, 2016. If the tax is paid in full, it is due by April 30, 2016.

SERVICE DISTRICTS *Active Districts Only	Regular Assd Value	Tax Rate	Revenue
Promenade @ Castle Rock Metro 3	2,234,860	5.0000	111,743
Rampart Range Metro 1	1,900	0.0000	0
Rampart Range Metro 2	22,411,240	4.6000	1,030,917
Rampart Range Metro 3	6,250	0.0000	0
Rampart Range Metro 4	36,900	0.0000	0
Rampart Range Metro 5	13,300	0.0000	0
Rampart Range Metro 6	5,770	0.0000	0
Rampart Range Metro 7	164,210,200	4.6000	7,553,669
Rampart Range Metro 8 & 9	10	0.0000	0
Ravenna Metro	7,753,340	6.3000	488,460
Reata North Metro	22,152,630	3.5000	775,342
Reata South Metro	14,596,390	5.5000	802,801
Regency Metro	5,970,460	4.3922	262,235
Remuda Ranch Metro	5,810	0.0000	0
Regional Transportation District	3,675,519,010	0.0000	0
Robinson Ranch Metro	1,172,430	5.0000	58,622
RockingHorse Metro 1	870	0.0000	0
RockingHorse Metro 2	11,691,450	6.1000	713,178
Roxborough W & S	121,224,230	1.1208	1,358,681
Roxborough Village Metro	62,429,520	4.8804	3,046,810
Salisbury Heights Metro	896,200	4.2827	38,382
Sedalia W & S	6,020,880	1.8173	109,417
Sierra Ridge Metro 2	7,365,500	5.5000	405,103
Silver Heights W & S	5,831,940	0.0000	0
Solitude Metro	3,230	5.0000	162
South Meridian Metro	14,725,030	1.9000	279,776
S Meridian Metro Debt Svc 1	14,966,270	1.0000	149,663
S Meridian Metro Debt Svc 2	7,864,010	0.0000	0
S Meridian Metro Debt Svc 3	2,170,370	1.0000	21,704
South Metro Fire Rescue	1,198,777,360	0.9344	11,201,376
South Santa Fe Metro 1	80	0.0000	0
South Santa Fe Metro 2	232,900	0.0000	0
South Suburban Park & Rec	654,512,800	0.8651	5,662,190
Southeast Public Improv Metro	754,161,860	0.2000	1,508,324
Southgate Sanitation	730,891,510	0.0510	372,755
Southgate Water	728,427,490	0.0000	0
Southgate Water Bond Debt	2,528,250	0.0000	0
Southwest Metro W & S	15,074,950	0.0000	0
Sterling Ranch Metro 2	4,900	7.5000	368
Sterling Ranch Metro 7	40	4.0000	2
Stone Canon Ranch Metro	1,651,890	3.9366	65,028
Stone Creek Metro	63,700	5.0000	3,185
Stonegate Village Metro	82,198,420	2.5738	2,115,623
Tallman Gulch Metro	513,130	5.5000	28,222
Thunderbird W & S	6,949,550	1.0268	71,358
Upper South Platte Water Cns	10,917,850	0.0134	1,463
Urban Drainage & Fld Ctrl	4,320,636,310	0.0553	2,389,312
Urban Drainage & Fld S Plt	4,316,942,210	0.0058	250,383
Ute Pass Regional Ambulance	4,188,270	0.3990	16,711
Village on the Green Metro 1	2,203,090	4.2830	94,358
Villages @ CR Metro 4	1,666,530	0.3970	6,616
Villages @ CR Metro 6	17,384,190	7.3603	1,279,529
Villages @ CR Metro 7	23,429,860	1.5695	367,732
Villages @ CR Metro 9	11,240	0.0000	0
Vistas at Rock Canyon Metro	1,993,690	2.0000	39,874
West Douglas County F. P. D.	57,607,170	0.7350	423,413
West Metro Fire Protection	115,329,120	1.3550	1,562,710
Westcreek Lakes Water	1,513,470	1.8154	27,476
Westcreek Metro 1	532,000	3.5000	18,620
Westcreek Metro 2	1,370,400	5.0000	68,520
Westfield Metro 1	76,440	1.0000	764
Westfield Metro 2	6,510	1.0000	65

SERVICE DISTRICTS *Active Districts Only	Regular Assd Value	Tax Rate	Revenue
Kings Point S Metro 2	1,580	0.0000	0
Lanterns Metro	850	4.5000	38
Larkspur Fire Protection	133,444,740	1.5159	2,022,889
Lincoln Creek Metro	2,140,650	6.0000	128,439
Lincoln Meadows Metro	8,433,980	4.0000	337,359
Lincoln Meadows Metro Debt Svc	200	0.0000	0
Lincoln Park Metro	33,463,300	4.9500	1,656,433
Lincoln Park Metro Debt Svc	490,140	4.3000	21,076
Lincoln Station Metro	41,693,310	3.5000	1,459,266
Lincoln Station Metro Debt Svc	923,990	3.0000	27,720
Littleton Fire Protection	38,039,440	0.7678	292,067
Lone Tree Entertainment B.I.D.	11,027,940	1.5000	165,419
Louviers W & S	1,965,360	1.6795	33,008
Maher Ranch Metro 4	29,153,580	4.2750	1,246,316
McArthur Ranch Metro Rec	5,599,860	0.3053	17,096
Meadows Metro 1	44,578,110	3.5000	1,560,234
Meadows Metro 2	33,260,540	3.5000	1,164,119
Meadows Metro 3	17,945,960	3.5000	628,109
Meadows Metro 4	1,740	3.5000	61
Meadows Metro 4 Debt Svc	2,198,330	3.5000	76,942
Meadows Metro 5	17,526,250	3.5000	613,419
Meadows Metro 6	21,127,680	3.5000	739,469
Meadows Metro 7	37,553,720	3.5000	1,313,680
Meridian Metro	159,824,190	5.0682	8,100,210
Meridian Metro Debt Svc 1	11,685,790	2.1682	253,371
Meridian Metro Debt Svc 2	6,290,540	2.1682	136,391
Meridian Village Metro 1	500	6.0000	30
Meridian Village Metro 2	40,907,240	6.0000	2,454,434
Meridian Village Metro 3,4	190	0.0000	0
Mountain Communities F. P. D.	4,387,970	0.8582	37,658
Neu Towne Metro	4,572,800	4.8000	219,494
Northern Douglas County W & S	66,925,440	1.2806	857,047
North Fork Fire Protection	1,776,450	1.2000	21,317
North Meridian Metro	87,520	4.9000	4,288
North Meridian Metro Debt Svc 1	193,280	3.9000	7,538
North Meridian Metro Debt Svc 2	2,220	3.9000	87
N. Pine Vistas Metro 1	40	0.0000	0
N. Pine Vistas Metro 2	1,378,650	6.0000	82,719
N. Pine Vistas Metro 3	536,120	6.0000	32,167
Olde Towne Metro	2,711,050	5.0000	135,553
Omnipark Metro	43,948,430	2.5000	1,098,711
Omnipark Metro Debt Svc 1	2,239,380	1.6000	35,830
Omnipark Metro Debt Svc 2	668,280	1.6000	10,692
Overlook Metro	221,350	4.2827	9,480
Park Meadows B.I.D.	250	0.0000	0
Park Meadows Metro	328,875,270	0.6387	2,100,526
Parker Central Area URP	46,888,130	0.0000	0
Parker Automotive Metro	4,639,000	6.5000	301,535
Parker Homestead Metro	8,745,510	4.2827	374,544
Parker Fire Protection	1,515,112,800	0.9406	14,251,151
Parker Fire Protection Debt Svc	11,688,670	0.0000	0
Parker Road URP	35,075,600	0.0000	0
Parker W & S	558,649,880	0.8652	4,833,439
Perry Park Metro	32,048,200	0.4733	151,684
Perry Park Water	356,280	0.0000	0
Perry Park W & S	64,594,490	0.5614	362,633
Pine Bluffs Metro	9,814,010	3.5000	343,490
Pinery Commercial Metro 1	16,560	0.0000	0
Pinery Commercial Metro 2	698,980	0.0000	0
Pinery West Metro 2	39,911,750	5.7652	2,300,992
Pinery West Metro 3	11,754,160	3.4182	401,781
Plum Creek Metro	24,946,810	0.0000	0
Plum Valley Hts. Rox. Subdistrict	14,807,010	3.0391	450,000
Promenade @ Castle Rock Metro 1	45,830	5.0000	2,292