

2016 Abstract of Assessment

CLASSIFICATION	ASSESSED VALUE	CLASSIFICATION	ASSESSED VALUE
Vacant Land			
Residential	139,051,210	Grazing Land	1,808,860
Commercial	64,826,170	Forest Land	69,620
Industrial	4,466,370	Waste Land	130
PUD	245,740	All Other	564,970
All Other	12,567,550	Agricultural Improvements	15,365,290
Total Vacant Land	221,157,040	Total Agricultural	19,095,700
Residential		Natural Resources	
Single Family	3,140,815,790	Earth or Stone Products	162,190
Multi-Family	187,677,470	Natural Resources	61,280
Condominiums	107,354,910	Severed Mineral Interests	101,260
Mfg Housing	773,870	Personal Property	2,660
Personal Property	6,982,770	Total Natural Resources	327,390
Total Residential	3,443,604,810		
Commercial		State Assessed	
Possessory Interests	1,472,000	Railroads	19,925,900
Merchandising	504,753,480	Private Car Lines	2,384,000
Lodging	35,433,110	Airlines	1,300
Offices	348,073,910	Telephone and Telegraph Companies	75,709,000
Recreation	38,554,240	Mobile Telephone Companies	17,579,900
Special Purpose	323,860,640	Telephone Reseller Companies	129,500
Warehouse/Storage	59,785,510	Electric Companies	54,788,900
Multi-Use	618,980	Rural Electric	66,343,900
Commercial Condominiums	19,961,390	Gas Transmission Pipeline Companies	8,754,200
Personal Property	301,616,320	Petrochemical Pipeline Companies	1,012,100
Total Commercial	1,634,129,580	Total State Assessed	246,628,700
Industrial		Total Taxable Property	5,695,999,230
Contract/Service	92,417,570	Exempt Property	
Manufacturing/Processing	18,594,580	United States Government	173,944,210
Refining/Petroleum	108,640	State of Colorado	30,849,350
Industrial Condominiums	12,124,630	Housing Authority	7,640,900
Personal Property	7,810,590	Douglas County	153,924,970
Total Industrial	131,056,010	Political Subdivisions	468,205,540
Agricultural		Religious Worship	127,750,060
Possessory Interests	2,190	Educational	15,358,480
Irrigated Farm Land	176,300	Charitable	79,028,560
Dry Farm Land	922,070	Personal Property	48,033,820
Meadow Land	186,270	All Other	16,820,810
		Total Exempt Property	1,121,556,700
		Grand Total	6,817,555,930

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 2016 taxes (payable in 2017).

	Castle Rock DDA	Cottonwood Commercial	Parker Central Area	Parker Road	
Douglas County Government	\$11,820	\$34,934	\$142,613		0
Douglas County Schools - General Fund	19,322	57,107	233,135		0
Douglas County Schools - Bond Fund	5,860	17,320	70,707		0
Town of Castle Rock	904	0	0		0
Town of Parker	0	4,716	19,253		0
Douglas County Public Library District	2,463	7,279	29,715		0
Castle Rock DDA	1,840	0	0		0
Cottonwood Metro	0	11,341	0		0
Cottonwood Water and Sanitation	0	34,396	0		0
S. Metro Fire Rescue and Protection District	0	16,765	68,443		0
Parker Water & Sanitation District	0	0	67,296		0
Cherry Creek Basin Water Quality Authority	0	857	3,500		0
Urban Drainage & Flood Control District	0	1,013	4,136		0
Urban Drainage & Flood South Platte	0	111	451		0
Cedar Hill Cemetery	99	0	0		0
Pine Bluffs Metro District	0	0	6		0

2016 Tax Rates and Revenues

COUNTY	ASSD VALUE	TAX RATE	REVENUE	SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue
General	5,695,999,230	1.3288	75,688,438	*Active Districts Only			
Road & Bridge	5,695,999,230	0.4493	25,592,125	Cherry Creek South Metro 1	41,094,880	1.9946	819,678
Public Welfare	5,695,999,230	0.0316	1,799,936	Cherry Creek South Metro 4-10	380	0.0000	0
Capital Expenditure	5,695,999,230	0.0177	1,008,192	Cherry Creek South Metro 11	16,700	3.5000	585
Dev Disabilities	5,695,999,230	0.1000	5,695,999	Cielo Metro	2,660	6.0000	160
Total County	5,695,999,230	1.9274	109,784,689	Colorado Horse Park Metro	1,176,590	0.0000	0
Law Enf Auth	3,379,686,490	0.4500	15,208,589	Compark Bus Campus	41,781,480	4.2201	1,763,220
SCHOOL DISTRICT				Compark Bus Cmps Debt Svc 1	3,647,270	1.8810	68,605
General Fund	5,695,999,230	3.1508	179,469,969	Compark Bus Cmps Debt Svc 2	1,163,730	1.6190	18,841
Bond Fund	5,695,999,230	0.9556	54,430,969	Concord Metro	35,177,740	1.4500	510,077
Total School	5,695,999,230	4.1064	233,900,512	Consolidated Bell Mtn Rn	16,234,510	7.5000	1,217,588
TOWNS				Cottonwood Highlands Metro 1	1,148,890	5.2827	60,692
Aurora	15,926,970	0.8605	137,052	Cottonwood Highlands Metro 2	756,830	2.0000	15,137
Castle Rock	791,548,200	0.1474	1,166,742	Cottonwood Metro	49,113,840	0.8800	432,202
Castle Pines	169,604,810	0.4500	763,222	Cottonwood URP	10,737,940	0.0000	0
Larkspur	6,445,230	1.5000	96,678	Cottonwood W & S	91,696,840	1.9000	1,742,240
Littleton	8,006,520	0.6662	53,339	Crowfoot Valley Ranch Metro 1	8,210	0.0000	0
Lone Tree	651,462,810	0.0000	0	Crowfoot Valley Ranch Metro 2	590,920	7.6750	45,353
Parker	690,783,700	0.2602	1,797,419	Crystal Crossing Metro	9,318,810	6.7230	626,504
SERVICE DISTRICTS				Crystal Valley Metro 1	49,740	5.5940	2,782
*Active Districts Only				Crystal Valley Metro 2	24,489,510	5.5940	1,369,943
Airport Vista Metro 1	60	0.0000	0	Dawson Ridge Metro 1	85,950	4.5000	3,868
Airport Vista Metro 2	27,060	1.5000	406	Dawson Ridge Metro 2	5,960	4.5000	268
Antelope Heights Metro	14,987,960	4.5553	682,747	Dawson Ridge Metro 3	53,710	4.5000	2,417
Anthology West Metro 2	3,510,960	3.5000	122,884	Dawson Ridge Metro 4	5,850	4.5000	263
Anthology West Metro 4	1,311,680	0.0000	0	Dawson Ridge Metro 5	50	4.5000	2
Anthology West Metro 5	640	3.5000	22	Denver SE Sub W & S	192,388,750	0.0000	0
Arapahoe Cty Water & WW PID	21,129,300	1.8200	384,553	DC Soil Conservation	5,478,556,530	0.0000	0
BMR Metro	240	0.0000	0	DC Woodmoor Mtn G.I.D.	2,230,290	1.1834	26,393
Belford South Metro	88,150	4.2827	3,775	Dominion W & S	50	0.0000	0
Bella Mesa Metro	1,996,890	2.0000	39,938	Douglas County Public Library	5,695,999,230	0.4016	22,875,133
Canterberry Crossing Metro	29,491,290	2.7145	800,541	E-470 Potomac Metro	5,976,680	4.5737	273,355
Canterberry Crossing Metro II	23,122,080	3.8500	890,200	E-470 Public Hwy Auth	732,761,930	0.0000	0
Canyons Metro 1	240	0.0000	0	Founders Village Metro	44,229,140	7.9146	3,500,560
Canyons Metro 2	206,810	6.9000	14,270	Foxhill Metro 2	82,620	5.0000	4,131
Canyons Metro 3	730	0.0000	0	Franktown Business Area Metro	2,941,690	2.5000	73,542
Canyons Metro 4	4,000	0.0000	0	Franktown Fire Protection	180,811,500	1.3020	2,354,166
Canyons Metro 5	11,080	4.1000	454	Grandview Est Rur Water Cns	8,032,590	0.1500	12,049
Canyons Metro 6	11,070	1.1000	122	Heritage Hills Metro	45,711,660	3.9000	1,782,755
Canyons Metro 7	11,070	1.7000	188	Heritage Hills Metro Bond Svc	740,220	0.0000	0
Canyons Metro 8-11	270	0.0000	0	Hidden Pointe Metro	11,455,900	0.6500	74,463
Carousel Farms Metro	336,670	4.2827	14,419	High Prairie Farms Metro	44,657,320	1.2000	535,888
Castleton Center W & S	8,490,450	1.5376	130,549	High Prairie Polo Club Metro 1	730	0.0000	0
Castleview Metro	6,080	0.0000	0	Highfield Metro	10,454,000	2.5000	261,350
Castlewood Ranch Metro	32,966,130	4.0000	1,318,645	Highlands Ranch Metro	1,425,805,980	1.8205	25,956,798
Castle Oaks Metro	23,228,460	5.0000	1,161,423	Horse Creek Metro	13,268,210	2.5000	331,705
Castle Oaks Metro 2	2,010	0.0000	0	Horseshoe Ridge Metro 2	9,993,110	3.5000	349,759
Castle Oaks Metro 3	2,798,920	5.0000	139,946	Horseshoe Ridge Metro 3	1,300	3.5000	46
Castle Pines Comm Metro 1	598,420	0.0000	0	Hunting Hill Metro	5,742,610	5.0000	287,131
Castle Pines Comm Metro 2	5,577,100	0.0000	0	Inverness Metro Imp	103,973,770	0.6750	701,823
Castle Pines Comm Metro 3	5,750,710	5.0000	287,536	Inverness Metro Imp Debt Svc 1	2,313,440	0.0000	0
Castle Pines Comm Metro 4	6,517,700	5.0000	325,885	Inverness Metro Impr Debt. Svc 2	4,152,720	0.0000	0
Castle Pines Comm Metro 5	4,365,760	0.0000	0	Inverness W & S	103,973,770	0.5230	543,783
Castle Pines Metro	149,790,090	3.3834	5,067,998	Inverness W & S Debt Svc 1	2,313,440	0.0000	0
Castle Pines North Metro	157,559,940	3.0700	4,837,090	Inverness W & S Debt Svc 2	4,152,720	0.0000	0
Castle Pines Town Ctr Metro 1	9,500	0.0000	0	Jackson-105 Fire Protection	45,452,760	0.8110	368,622
Castle Pines Town Ctr Metro 2	42,820	4.5000	1,927	Jordan Crossing Metro	2,790,130	4.2826	119,490
Castle Pines Town Ctr Metro 3	10,450	4.5000	470	Kings Point S Metro 1	590	0.0000	0
Castle Rock DDA	47,462,920	0.3000	142,389	Kings Point S Metro 2	1,580	0.0000	0
Castle Rock Fire Protection	69,694,480	1.0100	703,914	Lanterns Metro	850	4.5000	38
Cedar Hill Cemetery	1,087,433,030	0.0162	176,164	Larkspur Fire Protection	136,216,140	1.9120	2,604,453
Centennial W&S	3,210	0.0000	0	Lincoln Creek Metro	2,167,270	6.0000	130,036
Chatfield South Water	5,829,260	1.0952	63,842	Lincoln Meadows Metro	8,414,630	4.4650	375,713
Cherokee Ridge Estates Metro	3,282,270	5.0000	164,114	Lincoln Meadows Metro Debt Svc	200	0.0000	0
Cherry Creek Basin Water Quality	2,134,044,550	0.0473	1,009,403				

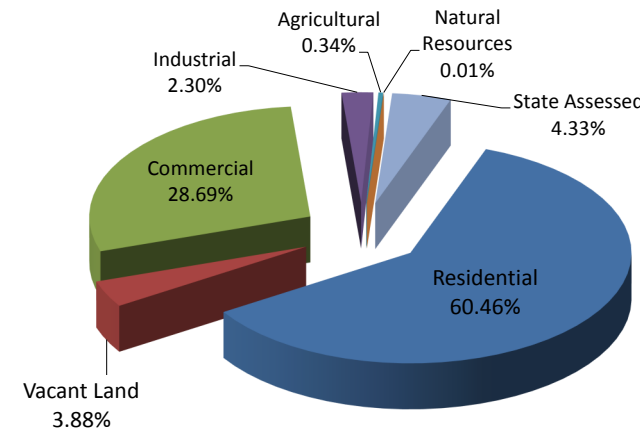
2016 Abstract of Assessment and Summary of Tax Levies



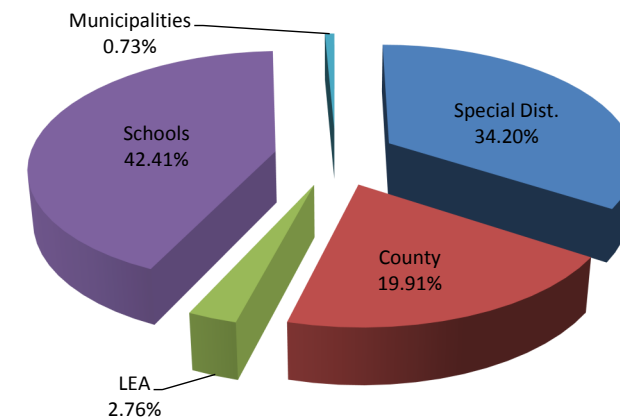
Douglas County Office of the Assessor
301 Wilcox Street
Castle Rock, CO 80104

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 2016 taxes are levied January 1, 2017. 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, 2017. If the tax is paid in full, it is due by April 30, 2017.

SERVICE DISTRICTS *Active Districts Only	Regular Assd Value	Tax Rate	Revenue
Lincoln Park Metro	33,697,440	4.9500	1,668,023
Lincoln Park Metro Debt Svc	56,260	4.3000	2,419
Lincoln Station Metro	43,087,630	3.5000	1,508,067
Lincoln Station Metro Debt Svc	823,140	3.0000	24,694
Littleton Fire Protection	38,161,060	0.7678	293,001
Lone Tree Entertainment B.I.D.	10,916,070	1.7500	191,031
Louviers W & S	1,965,160	1.8795	36,935
Maheer Ranch Metro 4	30,375,310	4.0500	1,230,200
McArthur Ranch Metro Rec	5,697,740	0.3053	17,395
Meadows Metro 1	44,796,320	3.5000	1,567,871
Meadows Metro 2	33,381,420	3.5000	1,168,350
Meadows Metro 3	20,687,190	3.5000	724,052
Meadows Metro 4	1,740	3.5000	61
Meadows Metro 4 Debt Svc	3,566,870	3.5000	124,840
Meadows Metro 5	17,318,860	3.5000	606,160
Meadows Metro 6	22,989,270	3.5000	804,624
Meadows Metro 7	37,978,990	3.5000	1,329,265
Meridian Metro	155,350,790	4.9718	7,723,731
Meridian Metro Debt Svc 1	11,685,810	2.5718	300,536
Meridian Metro Debt Svc 2	7,298,860	2.5718	187,712
Meridian Village Metro 1	500	6.0000	30
Meridian Village Metro 2	51,056,710	6.0000	3,063,403
Meridian Village Metro 3,4	190	0.0000	0
Mountain Communities F. P. D.	4,458,130	0.8582	38,260
Mirabelle Metro	88,600	0.0000	0
Neu Towne Metro	4,808,420	4.8000	230,804
Northern Douglas County W & S	68,207,190	1.2914	880,828
North Fork Fire Protection	1,821,340	1.2000	21,856
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	15,050	3.9000	587
N. Pine Vistas Metro 1	40	0.0000	0
N. Pine Vistas Metro 2	1,620	6.5000	105
N. Pine Vistas Metro 3	1,909,850	6.5000	124,140
Olde Towne Metro	2,732,430	5.0000	136,622
Omnipark Metro	43,744,230	2.5000	1,093,606
Omnipark Metro Debt Svc 1	2,239,480	1.6000	35,832
OmniPark Metro Debt Svc 2	3,438,530	1.6000	55,016
Overlook Metro	1,259,940	4.2827	53,959
Park Meadows B.I.D.	250	0.0000	0
Park Meadows Metro	329,916,980	0.6387	2,107,180
Parker Central Area URP	49,500,880	0.0000	0
Parker Automotive Metro	9,175,080	5.4000	495,454
Parker Homestead Metro	10,719,690	4.2827	459,092
Parker Road URP	35,004,630	0.0000	0
Parker W & S	578,059,030	0.9095	5,257,447
Perry Park Metro	32,435,080	0.4733	153,515
Perry Park Water	348,260	0.0000	0
Perry Park W & S	65,387,040	0.5614	367,083
Pine Bluffs Metro	11,210,070	3.5000	392,352
Pinery Commercial Metro 1	16,560	0.0000	0
Pinery Commercial Metro 2	699,780	0.0000	0
Pinery West Metro 2	40,483,450	5.2652	2,131,535
Pinery West Metro 3	11,794,260	3.4182	403,151
Plum Valley Hts. Rox. Subdistrict	14,961,310	3.0077	449,991
Promenade @ Castle Rock Metro 1	307,620	5.0000	15,381
Promenade @ Castle Rock Metro 3	9,138,350	5.0000	456,918
Rampart Range Metro 1	1,900	0.0000	0
Rampart Range Metro 2	22,505,160	4.6000	1,035,237
Rampart Range Metro 3	5,590	0.0000	0
Rampart Range Metro 4	37,180	0.0000	0
Rampart Range Metro 5	56,100	0.0000	0

SERVICE DISTRICTS *Active Districts Only	Regular Assd Value	Tax Rate	Revenue
Rampart Range Metro 6	798,870	0.0000	0
Rampart Range Metro 7	163,774,950	4.6000	7,533,648
Rampart Range Metro 8 , 9	10	0.0000	0
Ravenna Metro	8,121,280	7.0000	568,490
Reata North Metro	24,276,630	3.5000	849,682
Reata Ridge Village Metro	255,720	4.2827	10,952
Reata Ridge Village Metro	114,920	0.0000	0
Reata South Metro	14,827,420	5.5000	815,508
Regency Metro	5,968,290	4.2826	255,598
Remuda Ranch Metro	5,810	0.0000	0
Regional Transportation District	3,729,084,070	0.0000	0
Robinson Ranch Metro	1,162,850	5.0000	58,143
RockingHorse Metro 1	870	0.0000	0
RockingHorse Metro 2	15,921,760	6.1000	971,227
Roxborough W & S	121,792,190	1.1208	1,365,047
Roxborough Village Metro	62,669,960	4.6216	2,896,355
Salisbury Heights Metro	1,716,670	4.2827	73,520
Sedalia W & S	5,934,300	1.8437	109,411
Sierra Ridge Metro 2	10,794,770	6.0000	647,686
Silver Heights W & S	5,833,650	0.0000	0
Solitude Metro	3,230	5.0000	162
South Meridian Metro	14,699,950	1.9000	279,299
S Meridian Metro Debt Svc 1	14,966,600	1.0000	149,666
S Meridian Metro Debt Svc 2	8,153,640	0.0000	0
S Meridian Metro Debt Svc 3	3,419,270	1.0000	34,193
South Metro Fire Rescue FPD	2,768,236,160	0.9250	25,606,184
South Santa Fe Metro 1	80	0.0000	0
South Santa Fe Metro 2	232,400	0.0000	0
South Suburban Park & Rec	659,381,460	0.8643	5,699,034
Southeast Public Improv Metro	745,249,200	0.2000	1,490,498
Southgate Sanitation	735,681,160	0.0510	375,197
Southgate Water	732,513,610	0.0000	0
Southgate Water Bond Debt	2,528,450	0.0000	0
Southwest Metro W & S	15,076,580	0.0000	0
Sterling Ranch Metro 2	1,750	7.5000	131
Sterling Ranch Metro 7	60	4.0000	2
Stone Canon Ranch Metro	1,654,890	3.9366	65,146
Stone Creek Metro	63,700	6.0000	3,822
Stonegate Village Metro	82,342,260	2.5738	2,119,325
Tallman Gulch Metro	737,710	5.5000	40,574
Thunderbird W & S	6,960,330	1.1622	80,893
Two Bridges Metro	976,320	6.5000	63,461
Upper South Platte Water Cns	11,092,140	0.0134	1,486
Urban Drainage & Fld Ctrl	4,399,008,900	0.0559	2,459,046
Urban Drainage & Fld S Plt	4,399,008,900	0.0061	268,340
Ute Pass Regional Ambulance	4,243,430	0.3990	16,931
Village on the Green Metro 1	2,748,130	4.2830	117,702
Villages @ CR Metro 4	1,621,330	0.3970	6,437
Villages @ CR Metro 6	19,661,100	7.0000	1,376,277
Villages @ CR Metro 7	23,615,400	1.5695	370,644
Villages @ CR Metro 9	11,740	0.0000	0
West Douglas County F. P. D.	59,269,100	0.7350	435,628
West Metro Fire Protection	116,192,290	1.3394	1,556,280
Westcreek Lakes Water	1,513,620	1.9089	28,893
Westcreek Metro 1	525,550	3.5000	18,394
Westcreek Metro 2	1,359,060	5.0000	67,953
Westfield Metro 1	82,940	1.0000	829
Westfield Metro 2	7,410	1.0000	74