

## Value by Classification

CLASSIFICATION	ASSESSED VALUE
<b>Vacant Land</b>	
Residential	193,875,720
Commercial	87,863,340
Industrial	5,042,820
PUD	265,550
All Other	12,940,740
<b>Total Vacant Land</b>	<b>299,988,170</b>
<b>Residential</b>	
Single Family	3,378,250,390
Multi-Family	223,218,190
Condominiums	122,000,870
Mfg Housing	822,580
Personal Property	8,295,190
<b>Total Residential</b>	<b>3,732,587,220</b>
<b>Commercial</b>	
Possessory Interests	1,773,110
Merchandising	592,601,280
Lodging	45,946,420
Offices	435,738,820
Recreation	46,475,780
Special Purpose	364,928,250
Warehouse/Storage	76,205,180
Multi-Use	699,340
Commercial Condominiums	25,013,060
Personal Property	304,479,260
<b>Total Commercial</b>	<b>1,893,860,500</b>
<b>Industrial</b>	
Contract/Service	119,168,410
Manufacturing/Processing	20,373,060
Refining/Petroleum	101,640
Industrial Condominiums	13,512,920
Personal Property	9,915,660
<b>Total Industrial</b>	<b>163,071,690</b>
<b>Agricultural</b>	
Possessory Interests	2,190
Irrigated Farm Land	275,180
Dry Farm Land	1,111,070
Meadow Land	195,110
Grazing Land	1,906,750
Forest Land	76,990
Waste Land	140
All Other	576,790
Agricultural Improvements	14,112,730
<b>Total Agricultural</b>	<b>18,256,950</b>
<b>Natural Resources</b>	
Earth or Stone Products	212,380
Natural Resources	70,750
Severed Mineral Interests	102,580
Personal Property	2,490
<b>Total Natural Resources</b>	<b>388,200</b>
<b>State Assessed</b>	
Railroads	20,498,100
Private Car Lines	1,846,700
Airlines	1,600
Telephone and Telegraph Companies	74,934,800
Mobile Telephone Companies	16,983,000
Telephone Reseller Companies	117,300
Electric Companies	59,021,500
Rural Electric	70,318,000
Gas Transmission Pipeline Companies	8,793,300
Petrochemical Pipeline Companies	966,400
<b>Total State Assessed</b>	<b>253,480,700</b>
<b>Total Taxable Property</b>	<b>6,361,633,430</b>
<b>Exempt Property</b>	
United States Government	198,696,530
State of Colorado	32,420,890
Housing Authority	9,542,100
Douglas County	149,366,870
Political Subdivisions	470,344,140
Religious Worship	126,987,980
Educational	16,495,350
Charitable	84,904,100
Personal Property	40,770,880
All Other	20,556,830
<b>Total Exempt Property</b>	<b>1,150,085,670</b>
<b>Grand Total</b>	<b>7,511,719,100</b>

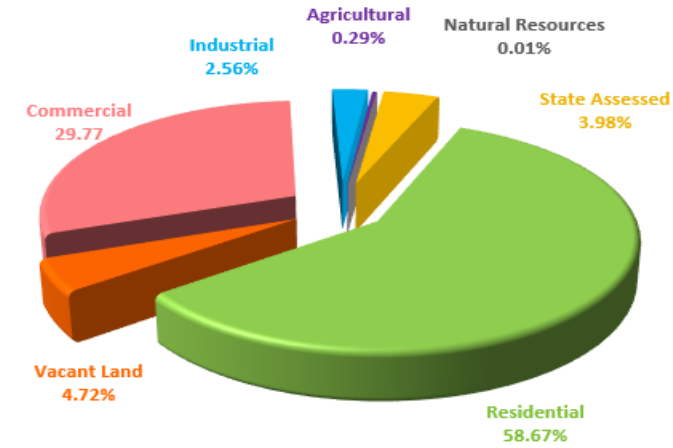
COUNTY	ASSD. VALUE	TAX RATE	REVENUE
General	6,361,633,430	1.2788	81,352,568
Road & Bridge	6,361,633,430	0.4493	28,582,819
Public Welfare	6,361,633,430	0.0316	2,010,276
Capital Expenditures	6,361,633,430	0.0177	1,126,009
Dev. Disabilities	6,361,633,430	0.1000	6,361,633
Infrastructure	6,361,633,430	0.1000	6,361,633
<b>Total County</b>	<b>6,361,633,430</b>	<b>1.9774</b>	<b>125,794,938</b>
Law Enf. Authority	3,711,543,030	0.4500	16,701,944
<b>SCHOOL DISTRICT</b>			
General Fund	6,361,633,430	3.0942	196,841,662
Bond Fund	6,361,633,430	0.8054	51,236,596
<b>Total School</b>	<b>6,361,633,430</b>	<b>3.8996</b>	<b>248,078,258</b>
<b>TOWNS</b>			
Aurora	26,452,980	0.8605	227,628
Castle Rock	926,664,340	0.1330	1,232,464
Castle Pines	176,808,910	0.4500	795,640
Larkspur	7,023,530	1.5000	105,353
Littleton	15,287,500	0.6662	101,845
Lone Tree	716,558,610	0.0000	0
Parker	791,207,230	0.2602	2,058,721

## Tax Increment Financing (TIF) Districts

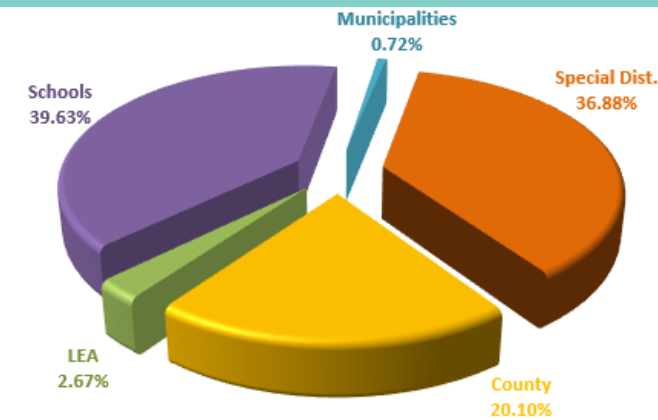
Tax Increment Financing (TIF) laws enable municipalities to form entities that collect property tax revenue based on valuation increases from new investments within a designated area (TIF district). Once a TIF district is established, property tax revenue attributed to new assessed value within the district 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 2017 taxes (payable in 2018).

	Castle Rock	Cottonwood	Parker Central	Parker Road
Douglas County Government	40,824	150,688	219,285	38,753
Douglas County Schools - General	63,880	235,794	343,134	60,640
Douglas County Schools - Bond Fund	16,628	61,376	89,315	15,784
Town of Castle Rock	2,746	0	0	0
Town of Parker	0	19,829	28,855	5,099
Douglas County Public Library District	8,301	30,642	44,591	888
Castle Rock DDA	6,194	0	0	0
Cottonwood Metro	0	32,693	0	0
Cottonwood Water and Sanitation	0	115,398	0	16,614
S. Metro Fire Rescue and Protection	0	70,490	102,579	0
Parker Water & Sanitation District	0	0	101,414	18,128
Cherry Creek Basin Water Quality	0	3,452	5,024	0
Urban Drainage & Flood Control District	0	3,810	5,545	980
Urban Drainage & Flood South Platte	0	434	632	7,880
Cedar Hill Cemetery	306	0	0	0
Pine Bluffs Metro District	0	0	20	112

## 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 2017 taxes are levied January 1, 2018. Taxes may be paid to the Treasurer's office in two equal payments: the first is due by the last working day in February and the second is due by June 15, 2018. If the tax is paid in full, it is due by April 30, 2018.

# 2017 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](http://www.douglas.co.us/assessor)

