

Value by Classification

CLASSIFICATION	ASSESSED VALUE
Vacant Land	
Residential	178,671,080
Commercial	72,933,590
Industrial	5,042,830
PUD	265,550
All Other	10,681,580
Total Vacant Land	267,594,630
Residential	
Single Family	3,465,260,300
Multi-Family	243,460,970
Condominiums	122,465,620
Mfg. Housing	838,590
Personal Property	10,140,790
Total Residential	3,842,166,270
Commercial	
Possessory Interests	1,965,310
Merchandising	604,140,420
Lodging	52,823,810
Offices	431,578,730
Recreation	46,853,260
Special Purpose	376,481,820
Warehouse/Storage	85,155,320
Multi-Use	699,340
Commercial Condominiums	24,166,620
Personal Property	313,547,290
Total Commercial	1,937,411,920
Industrial	
Contract/Service	118,852,040
Manufacturing/Processing	20,412,660
Refining/Petroleum	101,640
Industrial Condominiums	14,571,160
Personal Property	9,100,480
Total Industrial	163,037,980
Agricultural	
Possessory Interests	3,310
Irrigated Farm Land	259,760
Dry Farm Land	1,112,210
Meadow Land	196,350
Grazing Land	1,968,250
Forest Land	76,760
Waste Land	140
All Other	576,790
Agricultural Improvements	14,598,050
Total Agricultural	18,791,620
Natural Resources	
Earth or Stone Products	141,610
Natural Resources	25,300
Severed Mineral Interests	103,150
Personal Property	2,430
Total Natural Resources	272,490
State Assessed	
Railroads	20,326,700
Private Car Lines	2,226,800
Airlines	1,900
Telephone and Telegraph Companies	53,407,400
Mobile Telephone Companies	17,556,200
Telephone Reseller Companies	347,400
Electric Companies	62,932,500
Rural Electric	73,478,700
Gas Transmission Pipeline Companies	8,385,100
Petrochemical Pipeline Companies	1,183,000
Total State Assessed	239,845,700
Total Taxable Property	6,469,120,610
Exempt Property	
United States Government	198,523,190
State of Colorado	33,232,810
Housing Authority	10,780,150
Douglas County	151,634,660
Political Subdivisions	476,744,520
Religious Worship	128,677,470
Educational	16,323,580
Charitable	95,044,220
Personal Property	71,680,770
All Other	20,823,060
Total Exempt Property	1,203,464,430
Grand Total	7,672,585,040

COUNTY	ASSD. VALUE	TAX RATE	REVENUE
General	6,469,120,610	1.3288	85,961,675
Road & Bridge	6,469,120,610	0.4493	29,065,759
Public Welfare	6,469,120,610	0.0316	2,044,242
Capital Expenditures	6,469,120,610	0.0177	1,145,034
Dev. Disabilities	6,469,120,610	0.1000	6,469,121
Infrastructure	6,469,120,610	0.0500	3,234,560
Total County	6,469,120,610	1.9774	127,920,391

Law Enf. Authority	3,693,587,480	0.4500	16,621,144
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SCHOOL DISTRICT	ASSD. VALUE	TAX RATE	REVENUE
General Fund	6,469,120,610	3.6896	238,684,674
Bond Fund	6,469,120,610	0.8054	52,102,297
Total School	6,469,120,610	4.4950	290,786,971

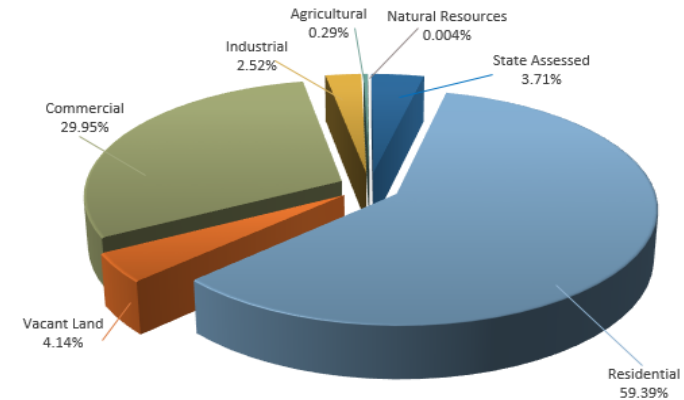
TOWNS	ASSD. VALUE	TAX RATE	REVENUE
Aurora	31,189,260	0.8605	268,384
Castle Rock	967,415,150	0.1330	1,286,662
Castle Pines	179,005,530	0.4500	805,525
Larkspur	7,219,140	1.5000	108,287
Littleton	17,516,790	0.6662	116,697
Lone Tree	767,922,450	0.0000	0
Parker	809,461,910	0.2602	2,106,220

Tax Increment Financing (TIF) Districts

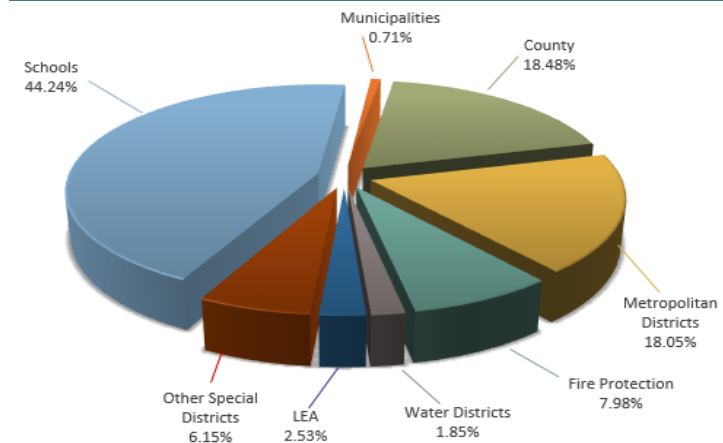
Tax Increment Financing (TIF) laws enable municipalities to form entities that collect property tax revenue based on valuation increases from new investments within a designated area (TIF district). Once a TIF district is established, property tax revenue attributed to new assessed value within the district 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 2018 taxes (payable in 2019).

	Castle Rock	Cottonwood	Parker Central	Parker Road
Douglas County Government	61,462	189,034	271,252	77,108
Douglas County Schools - General	114,680	352,716	506,124	143,875
Douglas County Schools - Bond Fund	25,034	76,994	110,481	31,406
Town of Castle Rock	4,134	0	0	0
Town of Parker	0	24,874	35,693	10,146
Douglas County Public Library District	12,458	38,315	54,980	15,629
Castle Rock DDA	9,325	0	0	0
Cottonwood Metro	0	35,331	0	0
Cottonwood Water and Sanitation	0	125,346	0	0
S. Metro Fire Rescue and Protection	0	88,428	126,888	36,070
Parker Water & Sanitation District	0	0	130,413	34,405
Cherry Creek Basin Water Quality	0	4,579	6,571	1,868
Urban Drainage & Flood Control District	0	6,940	9,959	2,831
Urban Drainage & Flood South Platte	0	899	1,289	367
Cedar Hill Cemetery	460	0	0	0
Pine Bluffs Metro District	0	0	6,908	0

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.

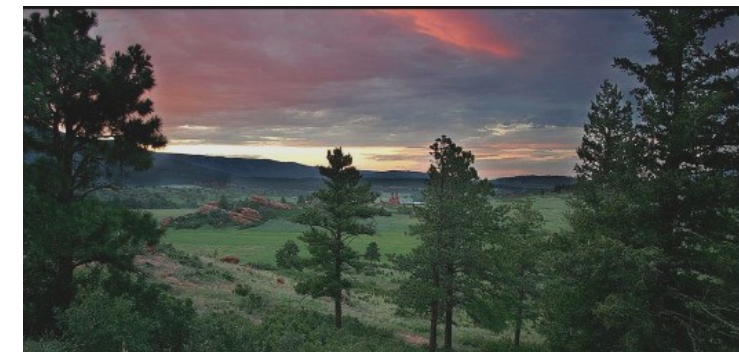
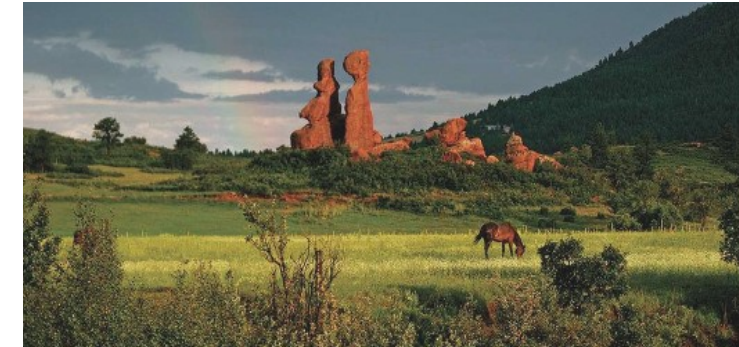
Individual taxes are determined by mill levies (tax rates) set after annual public budget hearings held by school boards, county commissioners, city councils and special district directors. These taxing authorities determine what their budget needs are and then divide by the total assessed value of the 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 2018 taxes are levied January 1, 2019. 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, 2019. If the tax is paid in full, it is due by April 30, 2019.

2018 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

2018 TAX RATES AND REVENUES

	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
<u>BUSINESS IMPROVEMENT</u>			
Lone Tree Entertainment B.I.D.	13,374,070	1.7500	234,046
Millers Landing B.I.D.	260,930	6.0000	15,656
Park Meadows B.I.D.	250	0.0000	0
<u>FIRE PROTECTION DISTRICT</u>			
Castle Rock Fire Protection	72,137,680	1.1700	844,011
Franktown Fire Protection	188,118,010	1.3013	2,447,980
Jackson-105 Fire Protection	46,358,650	1.2110	561,403
Larkspur Fire Protection	141,635,540	1.9108	2,706,372
Littleton Fire Protection	40,724,850	0.0000	0
Mountain Communities F. P. D.	4,928,610	0.8582	42,297
North Fork Fire Protection	2,316,310	1.2000	27,796
South Metro Fire Rescue FPD	4,709,198,110	0.9250	43,560,083
West Douglas County F. P. D.	60,864,540	0.7350	447,354
West Metro Fire Protection	137,901,130	1.3351	1,841,118
<u>RECREATION DISTRICT</u>			
McArthur Ranch Metro Rec	5,850,010	0.3053	17,860
South Suburban Park & Rec	749,805,880	0.0909	681,574
<u>URBAN DRAIN & FLOOD CONTROL</u>			
Urban Drainage & Fld Ctrl	4,956,094,960	.07260	3,598,125
Urban Drainage & Fld S Plt	4,956,094,960	.00940	465,873
<u>URBAN RENEWAL AUTHORITIES</u>			
Citadel Station-Castle Meadows URP	260,930	0.0000	0
Cottonwood URP	22,140,740	0.0000	0
Parker Central Area URP	62,032,270	0.0000	0
Parker Road URP	45,988,100	0.0000	0
<u>WATER DISTRICT</u>			
Chatfield South Water	5,790,080	0.5000	28,950
Perry Park Water	456,950	0.0000	0
Southgate Water	824,177,780	0.0000	0
Southgate Water Bond Debt	2,553,770	0.0000	0
Westcreek Lakes Water	1,927,920	1.6477	31,766
<u>WATER & SANITATION DISTRICT</u>			
Castleton Center W & S	9,503,190	1.5376	146,121
Centennial W& S	4,420	0.0000	0
Cottonwood W & S	117,470,370	1.4500	1,703,320
Cottonwood W & S Debt Svc	61,350	1.4500	890
Denver SE Sub W & S	200,593,700	0.0000	0
Dominion W & S	60	0.0000	0
Inverness W & S	110,208,860	0.4750	523,492
Inverness W & S Debt Svc 1	2,342,560	0.0000	0
Inverness W & S Debt Svc 2	4,638,040	0.0000	0
Louviers W & S	2,259,580	2.0795	46,988
Northern Douglas County W & S	74,252,870	1.2806	950,882
Parker W & S	682,736,970	0.9507	6,490,780
Perry Park W & S	68,338,540	0.5614	383,653
Roxborough W & S	154,275,630	1.0708	1,651,983
Sedalia W & S	6,858,660	1.7629	120,911
Silver Heights W & S	6,148,030	0.0000	0
Southwest Metro W & S	16,016,240	0.0000	0
Thunderbird W & S	6,901,490	1.2505	86,302
<u>WATER CONSERVANCY DISTRICT</u>			
Grandview Est Rur Water Cns	9,111,040	0.1500	13,667
Upper South Platte Water Cns	11,388,360	0.0134	1,526
<u>OTHER DISTRICTS</u>			
Arapahoe Cty Water & WW PID	37,025,940	1.4400	533,174
Castle Rock DDA	58,080,550	0.3000	174,242
Cedar Hill Cemetery	1,270,067,300	0.0148	187,970
Cherry Creek Basin Water Quality	2,465,833,330	0.0479	1,181,135
DC Soil Conservation	6,221,112,540	0.0000	0
DC Woodmoor Mtn G.I.D.	2,451,750	1.0864	26,636
Douglas County Public Library	6,469,120,610	0.4008	25,928,235
E-470 Public Hwy Auth	879,299,950	0.0000	0
Plum Valley Hts. Rox. Subdistrict	16,701,990	2.7940	466,654
Regional Transportation District	4,213,143,320	0.0000	0
Southgate Sanitation	827,731,200	0.0465	384,895
Ute Pass Regional Ambulance	4,779,210	0.3990	19,069

<u>METROPOLITAN DISTRICTS</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
Airport Vista Metro 1	80	0.0000	0
Airport Vista Metro 2	31,070	1.5000	466
Antelope Heights Metro	15,578,100	4.4500	693,225
Anthology West Metro 2	2,467,750	4.7347	116,840
Anthology West Metro 2 Dept Svc.	3,439,100	2.4875	85,548
Anthology West Metro 3	200	4.7347	9
Anthology West Metro 4	3,457,700	2.2472	77,702
Anthology West Metro 5	1,690	4.7347	80
Anthology West Metro 6	0	0.0000	0
BMR Metro	290	0.0000	0
Belford North Metro	83,780	4.7300	3,963
Belford South Metro	94,100	4.7295	4,450
Bella Mesa Metro	2,610,030	2.0000	52,201
Canterberry Crossing Metro	31,952,620	2.7145	867,354
Canterberry Crossing Metro II	24,119,470	3.8500	928,599
Canyons Metro 1	250	0.0000	0
Canyons Metro 2	215,000	6.9000	14,835
Canyons Metro 3	290	0.0000	0
Canyons Metro 4	4,170	0.0000	0
Canyons Metro 5	13,330	4.5222	602
Canyons Metro 6	13,320	1.2055	160
Canyons Metro 7	13,320	1.7000	226
Canyons Metro 8-11	290	0.0000	0
Carousel Farms Metro	1,310,440	4.7347	62,045
Castle Oaks Metro	27,354,180	5.0422	1,379,252
Castle Oaks Metro 2	2,300	0.0000	0
Castle Oaks Metro 3	11,727,880	5.5277	648,282
Castle Pines Comm Metro 1	3,259,560	0.0000	0
Castle Pines Comm Metro 2	6,322,330	0.0000	0
Castle Pines Comm Metro 3	5,946,090	5.6882	338,226
Castle Pines Comm Metro 4	7,590,530	5.0000	379,526
Castle Pines Comm Metro 5	4,411,590	0.0000	0
Castle Pines Metro	156,197,430	3.3834	5,284,784
Castle Pines North Metro	166,425,860	1.9000	3,162,091
Castle Pines Town Ctr Metro 1	9,900	0.0000	0
Castle Pines Town Ctr Metro 2	44,560	4.5000	2,005
Castle Pines Town Ctr Metro 3	10,900	4.5000	491
Castleview Metro	6,390	7.4600	477
Castlewood Ranch Metro	36,940,500	4.0000	1,477,621
Chambers Highpoint Metro 1	13,530	5.0000	677
Chambers Highpoint Metro 2	104,530	0.0000	0
Cherokee Ridge Estates Metro	3,574,970	5.0000	178,748
Cherry Creek South Metro 1	47,903,230	1.7775	851,480
Cherry Creek South Metro 4-10	410	0.0000	0
Cherry Creek South Metro 11	17,030	3.5000	596
Cielo Metro	3,580	6.6333	237
Colorado Horse Park Metro	1,187,410	0.0000	0
Compark Bus Campus	47,630,150	4.2275	2,013,565
Compark Bus Cmps Debt Svc 1	4,112,510	2.0778	85,450
Compark Bus Cmps Debt Svc 2	1,246,380	1.7891	22,299
Concord Metro	48,291,840	1.1000	531,211
Consolidated Bell Mtn Rn	17,105,770	7.5000	1,282,933
Cottonwood Highlands Metro 1	8,428,500	5.7347	483,349
Cottonwood Highlands Metro 2	1,090,430	2.0000	21,808
Cottonwood Metro	63,786,090	0.8800	561,318
Crowfoot Valley Ranch Metro 1	8,510	8.4850	723
Crowfoot Valley Ranch Metro 2	627,700	8.4850	53,260
Crystal Crossing Metro	9,898,520	7.4122	733,698
Crystal Valley Metro 1	69,520	6.0284	4,191
Crystal Valley Metro 2	40,260,310	6.0284	2,427,052
Dawson Ridge Metro 1	68,100	4.5000	3,065
Dawson Ridge Metro 2	6,400	4.5000	288
Dawson Ridge Metro 3	42,610	4.5000	1,917
Dawson Ridge Metro 4	6,260	4.5000	282
Dawson Ridge Metro 5	60	4.5000	3
E-470 Potomac Metro	6,584,990	0.0000	0
Founders Village Metro	50,829,650	8.7253	4,435,039

<u>METROPOLITAN DISTRICTS</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
Foxhill Metro 1	0	0.0000	0
Foxhill Metro 2	95,260	5.5278	5,266
Franktown Business Area Metro	3,164,530	1.0000	31,645
Heritage Hills Metro	46,957,960	4.0000	1,878,318
Heritage Hills Metro Bond Svc	692,150	0.0000	0
Hess Ranch Metro 1	2,190	3.5000	77
Hess Ranch Metro 2	80	3.5000	3
Hess Ranch Metro 3	2,370	3.5000	83
Hess Ranch Metro 4,6,7,8	0	0.0000	0
Hess Ranch Metro 5	0	4.4479	0
Hidden Pointe Metro	11,921,200	0.6500	77,488
High Prairie Farms Metro	46,724,920	1.2000	560,699
Highfield Metro	15,564,410	2.5000	389,110
Highlands Ranch Metro	1,559,885,700	1.1205	17,478,519
Hillside at Castle Rock Metro	210,220	0.0000	0
Hilltop Metro	4,440	5.5000	244
Horse Creek Metro	13,887,280	2.5000	347,182
Horseshoe Ridge Metro 1	0	0.0000	0
Horseshoe Ridge Metro 2	10,676,970	3.8340	409,355
Horseshoe Ridge Metro 3	880	3.5000	30
Hunting Hill Metro	5,828,030	5.5277	322,156
Inspiration Metro	31,183,840	6.7437	2,102,944
Inverness Metro Imp	110,208,860	0.6150	677,784
Inverness Metro Imp Debt Svc 1	2,342,560	0.0000	0
Inverness Metro Imp Debt. Svc 2	4,638,040	0.0000	0
Jordan Crossing Metro	2,950,140	4.7275	139,467
Kings Point S Metro 1	640	0.0000	0
Kings Point S Metro 2	1,690	0.0000	0
Lanterns Metro 1	910	7.4600	68
Lanterns Metro 2	0	0.0000	0
Lanterns Metro 3	0	0.0000	0
Lincoln Creek Metro	2,879,950	6.2662	180,464
Lincoln Creek Metro Debt Svc	0	0.0000	0
Lincoln Meadows Metro	10,245,130	5.0000	512,257
Lincoln Meadows Metro Debt Svc	200	0.0000	0
Lincoln Park Metro	37,432,910	5.1500	1,927,795
Lincoln Park Metro Debt Svc	56,260	4.3000	2,419
Lincoln Station Metro	48,171,490	3.5000	1,686,002
Lincoln Station Metro Debt Svc	4,614,970	2.7500	126,912
Maher Ranch Metro 4	32,439,900	3.5500	1,151,617
Meadows Metro 1	48,989,850	3.5000	1,714,645
Meadows Metro 2	35,261,670	3.5000	1,234,158
Meadows Metro 3	27,096,810	3.5000	948,388
Meadows Metro 4	1,740	3.5000	61
Meadows Metro 4 Debt Svc	5,275,400	3.5000	184,639
Meadows Metro 5	24,601,240	3.5000	861,043
Meadows Metro 6	38,303,370	3.5000	1,340,618
Meadows Metro 7	40,386,580	3.5000	1,413,530
Meridian Metro	189,831,740	4.9510	9,398,569
Meridian Metro Debt Svc 1	13,314,910	2.5260	336,334
Meridian Metro Debt Svc 2	8,686,320	2.5260	219,416
Meridian Village Metro 1	4,302,950	5.6055	241,202
Meridian Village 1 Debt Svc	330	0.0000	0
Meridian Village Metro 2	65,687,560	5.6055	3,682,116
Meridian Village Metro 3,4	190	0.0000	0
Mirabelle Metro	11,220	2.7638	310
Mirabelle Metro 2	20	2.7638	1
Mirabelle Metro 3,4	20	0.0000	0
Neu Towne Metro	7,220,090	5.1364	370,853
North Meridian Metro	93,090	5.0000	4,655
North Meridian Metro Debt Svc 1	193,280	4.0000	7,731
North Meridian Metro Debt Svc 2	54,550	4.0000	2,182
N. Pine Vistas Metro 1	1,510	0.0000	0
N. Pine Vistas Metro 2	3,150	6.5000	206
N. Pine Vistas Metro 3	5,210,010	6.6288	345,361
Olde Towne Metro	3,284,400	5.0000	164,220
Omnipark Metro	52,822,650	0.9000	475,404

<u>METROPOLITAN DISTRICTS</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
Omnipark Metro Debt Svc 1	2,623,830	0.0000	0
Omni Park Metro Debt Svc 2	3,989,770	0.0000	0
Overlook Metro	3,896,330	4.7347	184,480
Park Meadows Metro	355,349,910	0.6387	2,269,620
Parker Automotive Metro	8,861,540	5.0000	443,077
Parker Homestead Metro	12,485,830	4.7185	589,144
Perry Park Metro	34,625,490	0.4733	163,882
Pine Bluffs Metro	14,199,620	2.5000	354,991
Pinery Commercial Metro 1	19,190	0.0000	0
Pinery Commercial Metro 2	792,280	0.0000	0
Pinery West Metro 2	41,636,980	5.0000	2,081,849
Pinery West Metro 3	12,900,840	0.0000	0
Promenade @ Castle Rock Metro 1	2,869,300	5.5277	158,606
Promenade @ Castle Rock Metro 2	0	0.0000	0
Promenade @ Castle Rock Metro 3	39,964,940	5.0000	1,998,247
Rampart Range Metro 1	2,040	0.0000	0
Rampart Range Metro 2	23,456,050	4.8000	1,125