

Value by Classification

CLASSIFICATION	ASSESSED VALUE
Vacant Land	
Residential	219,464,680
Commercial	78,543,490
Industrial	4,746,310
PUD	265,550
All Other	9,931,170
Total Vacant Land	312,951,200
Residential	
Single Family	3,985,498,410
Multi-Family	322,532,380
Condominiums	145,384,940
Mfg. Housing	1,072,690
Personal Property	12,354,140
Total Residential	4,466,842,560
Commercial	
Possessory Interests	2,198,670
Merchandising	650,719,040
Lodging	60,325,020
Offices	425,433,410
Recreation	49,261,690
Special Purpose	399,622,770
Warehouse/Storage	99,779,500
Multi-Use	707,360
Commercial Condominiums	25,144,440
Personal Property	329,265,240
Total Commercial	2,042,457,140
Industrial	
Contract/Service	148,248,740
Manufacturing/Processing	25,459,110
Refining/Petroleum	115,220
Industrial Condominiums	19,458,620
Personal Property	9,409,730
Total Industrial	202,691,420
Agricultural	
Possessory Interests	3,920
Irrigated Farm Land	374,270
Dry Farm Land	1,385,870
Meadow Land	188,870
Grazing Land	1,977,830
Forest Land	78,880
Waste Land	150
All Other	638,850
Agricultural Improvements	15,186,430
Total Agricultural	19,835,070
Natural Resources	
Earth or Stone Products	121,950
Natural Resources	6,740
Severed Mineral Interests	103,790
Personal Property	2,380
Total Natural Resources	234,860
State Assessed	
Railroads	21,800,100
Private Car Lines	2,182,400
Airlines	2,100
Telephone and Telegraph Companies	50,814,400
Mobile Telephone Companies	17,314,800
Telephone Reseller Companies	436,200
Electric Companies	64,290,300
Rural Electric	77,669,200
Gas Transmission Pipeline Companies	8,198,900
Petrochemical Pipeline Companies	1,354,400
Total State Assessed	244,062,800
Total Taxable Property	7,289,075,050
Exempt Property	
United States Government	153,479,160
State of Colorado	33,284,960
Housing Authority	13,616,880
Douglas County	154,919,480
Political Subdivisions	502,997,890
Religious Worship	139,064,740
Educational	17,125,820
Charitable	125,278,320
Personal Property	70,822,960
All Other	21,153,130
Total Exempt Property	1,231,743,340
Grand Total	8,520,818,390

COUNTY	ASSD. VALUE	TAX RATE	REVENUE
General	7,289,075,050	1.3549	98,759,678
Temp Tax Credit	7,289,075,050	(0.0500)	(3,644,538)
Road & Bridge	7,289,075,050	0.4493	32,749,814
Public Welfare	7,289,075,050	0.0316	2,303,348
Capital Expenditures	7,289,075,050	0.0000	0
Dev. Disabilities	7,289,075,050	0.1000	7,289,075
Infrastructure	7,289,075,050	0.0000	0
Safety/Mental Health	7,289,075,050	0.0416	3,032,255
Total County	7,289,075,050	1.9274	140,489,632

Law Enf. Authority	4,098,172,180	0.4500	18,441,775
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SCHOOL DISTRICT	ASSD. VALUE	TAX RATE	REVENUE
General Fund	7,289,075,050	3.5785	260,839,550
Bond Fund	7,289,075,050	0.8054	58,706,210
Total School	7,289,075,050	4.3839	319,545,760

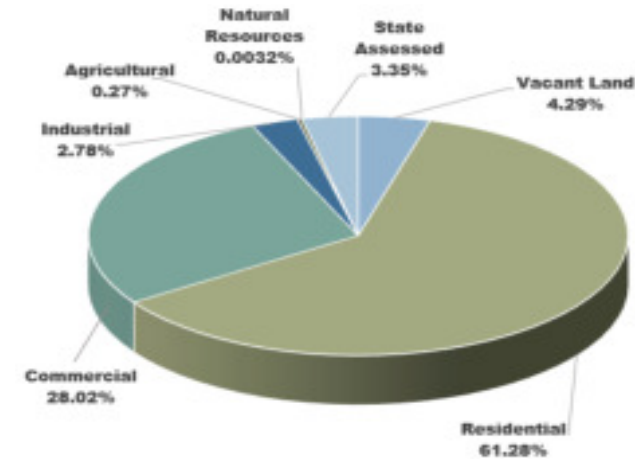
TOWNS	ASSD. VALUE	TAX RATE	REVENUE
Aurora	48,317,480	0.8605	415,772
Castle Rock	1,138,358,320	0.1196	1,361,477
Castle Pines	210,469,430	0.4500	947,112
Larkspur	7,917,240	1.5000	118,759
Littleton	20,281,930	0.2000	40,564
Lone Tree	817,276,300	0.0000	0
Parker	949,892,670	0.2602	2,471,621

Tax Increment Financing (TIF) Districts

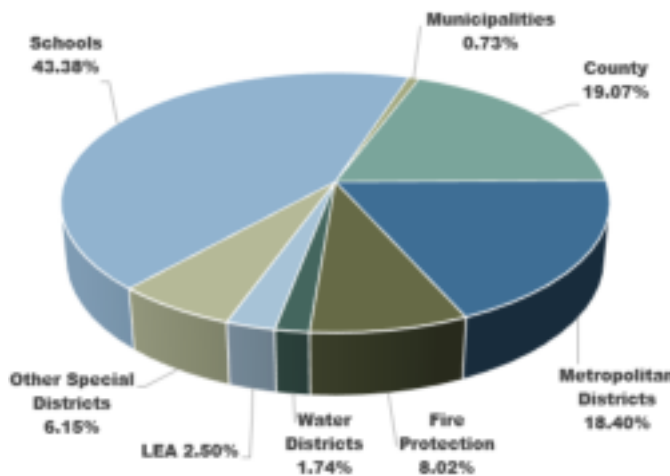
Tax Increment Financing (TIF) laws enable municipalities to form entities that collect property tax revenue based on valuation increases from new investments within a designated area (TIF district). Once a TIF district is established, property tax revenue attributed to new assessed value within the district 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 2019 taxes (payable in 2020).

	Castle Rock DDA	Cottonwood Comm.	Parker Central Area	Parker Road	Castle Meadows URP
Douglas County Government	112,264	317,761	384,219	126,438	22,899
Douglas County Schools - General	208,434	589,969	713,358	234,750	42,515
Douglas County Schools - Bond	46,912	132,782	160,553	52,834	9,569
Town of Castle Rock	6,966	0	0	0	1,421
Town of Parker	0	42,898	51,870	17,069	0
Douglas County Public Library	23,432	66,325	80,197	26,391	4,780
Castle Rock DDA	17,474	0	0	0	0
Cottonwood Metro	0	50,606	0	0	0
Cottonwood Water and Sanitation	0	171,981	0	0	0
S. Metro Fire Rescue & Protection	0	152,500	184,395	60,680	0
Parker Water & Sanitation District	0	0	171,556	52,858	0
Cherry Creek Basin Water Quality	0	7,435	8,990	2,959	0
Urban Drainage & Flood Control	0	14,838	17,941	5,904	0
Urban Drainage & Flood South	0	1,599	1,934	636	0
Cedar Hill Cemetery	746	0	0	0	152
Pine Bluffs Metro District	0	0	9,116	0	0
Millers Landing Business Imp	0	0	0	0	71,284

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 2019 taxes are levied January 1, 2020. 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, 2020. If the tax is paid in full, it is due by April 30, 2020.

2019 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**

2019 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.	13,741,810	1.7500	240,482
Millers Landing B.I.D.	1,448,990	6.0000	86,939
Park Meadows B.I.D.	250	0.0000	0
<u>FIRE PROTECTION DISTRICT</u>			
Castle Rock Fire Protection	79,234,450	1.1600	919,120
Franktown Fire Protection	217,889,860	1.3111	2,856,754
Jackson-105 Fire Protection	53,422,640	1.2110	646,948
Larkspur Fire Protection	158,573,700	1.9000	3,012,901
Mountain Communities F. P. D.	5,531,350	0.8582	47,470
North Fork Fire Protection	2,361,080	1.2083	28,529
South Metro Fire Rescue FPD	5,291,056,260	0.9250	48,942,270
West Douglas County F. P. D.	68,198,680	0.8350	569,458
West Metro Fire Protection	153,944,660	1.3268	2,042,538
<u>RECREATION DISTRICT</u>			
McArthur Ranch Metro Rec	6,804,180	0.3053	20,773
South Suburban Park & Rec	812,704,290	0.8365	6,798,271
<u>URBAN DRAIN & FLOOD CONTROL</u>			
Urban Drainage & Fld Ctrl	5,542,514,030	0.0900	4,988,263
Urban Drainage & Fld S Plt	5,542,514,030	0.0097	537,623
<u>URBAN RENEWAL AUTHORITIES</u>			
Citadel Station-Castle Meadows URP	1,448,990	0.0000	0
Cottonwood URP	29,244,340	0.0000	0
Parker Central Area URP	70,528,160	0.0000	0
Parker Road URP	51,847,100	0.0000	0
<u>WATER DISTRICT</u>			
Chatfield South Water	6,947,160	0.5000	34,736
Southgate Water	884,071,870	0.0000	0
Southgate Water Bond Debt	2,984,410	0.0000	0
Westcreek Lakes Water	2,186,470	1.5312	33,479
<u>WATER & SANITATION DISTRICT</u>			
Castleton Center W & S	10,402,250	1.5376	159,945
Centennial W& S	4,820	0.0000	0
Cottonwood W & S	135,116,960	1.4000	1,891,637
Cottonwood W & S Debt Svc	190	1.4000	3
Denver SE Sub W & S	237,720,130	0.0000	0
Dominion W & S	80	0.0000	0
Inverness W & S	107,873,670	0.4500	485,432
Inverness W & S Debt Svc 1	2,518,370	0.4500	11,333
Inverness W & S Debt Svc 2	5,510,410	0.4500	24,797
Louviers W & S	2,770,290	2.0795	57,609
Northern Douglas County W & S	83,938,040	1.2806	1,074,911
Parker W & S	791,908,310	0.8645	6,846,048
Perry Park W & S	78,975,450	0.5614	443,368
Perry Park W & S (Water)	536,800	0.0000	0
Roxborough W & S	173,028,260	0.9268	1,603,625
Sedalia W & S	7,318,070	1.3850	101,355
Silver Heights W & S	7,217,890	0.0000	0
Southwest Metro W & S	19,255,880	0.0000	0
Thunderbird W & S	8,476,830	0.8916	75,579
<u>WATER CONSERVANCY DISTRICT</u>			
Grandview Est Rur Water Cns	10,416,640	0.1500	15,625
Upper South Platte Water Cns	12,365,530	0.0128	1,583
<u>OTHER DISTRICTS</u>			
Arapahoe Cty Water & WW PID	55,067,300	1.2575	692,471
Castle Rock DDA	59,408,700	0.3000	195,700
Cedar Hill Cemetery	1,455,525,310	0.0128	187,205
Cherry Creek Basin Water Quality	2,779,137,087	0.0451	1,272,775
DC Soil Conservation	6,985,685,046	0.0000	0
DC Woodmoor Mtn G.I.D.	2,736,360	1.0269	28,100
Douglas County Public Library	7,239,081,296	0.4023	29,323,949
E-470 Public Hwy Auth	959,460,218	0.0000	0
Plum Valley Hts. Rox. Subdistrict	19,088,200	2.4500	467,661
Regional Transportation District	4,647,703,947	0.0000	0
Southgate Sanitation	887,836,510	0.0445	395,087
Town of C.R. Festival Park Commons G.I.D.	287,430	0.0000	0
Ute Pass Regional Ambulance	5,383,150	0.3990	21,479

<u>METROPOLITAN DISTRICTS</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
Airport Vista Metro 1	90	0.0000	0
Airport Vista Metro 2	37,840	1.5000	568
Antelope Heights Metro	17,035,870	4.4500	758,097
Anthology West Metro 2	2,692,250	4.7678	128,361
Anthology West Metro 2 Dept Svc.	5,786,040	2.5049	144,935
Anthology West Metro 3	100	4.7678	5
Anthology West Metro 4	5,864,080	2.2629	132,698
Anthology West Metro 5	1,020	4.7678	49
Anthology West Metro 6	0	0.0000	0
BMR Metro	290	0.0000	0
Belford North Metro	87,660	4.7388	4,154
Belford South Metro	114,970	4.9000	5,634
Bella Mesa Metro	1,840,700	2.0000	36,814
Canterberry Crossing Metro	35,423,750	2.1795	772,060
Canterberry Crossing Metro II	26,129,400	3.3000	862,270
Canyons Metro 1	270	0.0000	0
Canyons Metro 2	446,130	6.9000	30,783
Canyons Metro 4	4,370	0.0000	0
Canyons Metro 5	8,754,870	4.5643	399,598
Canyons Metro 6	8,754,860	1.2244	107,194
Canyons Metro 7	8,754,860	1.8925	165,686
Canyons Metro 3,8,9,10,11	310	0.0000	0
Carousel Farms Metro	1,609,250	4.7678	76,726
Castle Oaks Metro	30,691,790	4.9000	1,503,897
Castle Oaks Metro 2	700	0.0000	0
Castle Oaks Metro 3	20,636,280	5.5664	1,148,698
Castle Pines Comm Metro 1	6,178,350	0.0000	0
Castle Pines Comm Metro 2	6,923,740	0.0000	0
Castle Pines Comm Metro 3	6,943,920	3.8229	265,459
Castle Pines Comm Metro 4	8,638,750	3.2980	284,906
Castle Pines Comm Metro 5	5,705,320	0.0000	0
Castle Pines Metro	164,739,230	3.3834	5,573,787
Castle Pines North Metro	188,801,540	1.9000	3,587,229
Castle Pines Town Ctr Metro 1	3,100	0.0000	0
Castle Pines Town Ctr Metro 2	13,590	4.5000	612
Castle Pines Town Ctr Metro 3	4,150	4.5000	187
Castleview Metro 1	7,140	7.4600	533
Castleview Metro 2	500	6.0000	30
Castlewood Ranch Metro	42,263,000	4.0000	1,690,520
Chambers Highpoint Metro 1	400	5.0000	20
Chambers Highpoint Metro 2	320	0.0000	0
Cherokee Ridge Estates Metro	3,662,000	5.0000	183,100
Cherry Creek South Metro 1	53,809,650	1.2580	676,925
Cherry Creek South Metro 4-10	430	0.0000	0
Cherry Creek South Metro 11	17,650	2.8000	494
Cielo Metro	2,199,210	6.6797	146,901
Compark Bus Campus	52,762,580	4.0982	2,162,315
Compark Bus Cmps Debt Svc 1	4,905,050	1.8070	88,634
Compark Bus Cmps Debt Svc 2	1,419,900	1.5580	22,122
Concord Metro	54,862,310	0.7000	384,037
Consolidated Bell Mtn Rn	19,107,500	7.5000	1,433,063
Cottonwood Highlands Metro 1	12,623,250	5.7678	728,084
Cottonwood Highlands Metro 2	1,198,110	2.0000	23,962
Cottonwood Metro	76,298,430	0.8800	671,426
Crowfoot Valley Ranch Metro 1	8,110	8.5443	693
Crowfoot Valley Ranch Metro 2	615,230	8.5442	52,567
Crystal Crossing Metro	10,835,960	7.4625	808,634
Crystal Valley Metro 1	71,720	0.5000	359
Crystal Valley Metro 2	58,052,340	5.4854	3,184,404
Dawson Ridge Metro 1	66,850	4.5000	3,008
Dawson Ridge Metro 2	6,370	4.5000	287
Dawson Ridge Metro 3	42,050	4.5000	1,892
Dawson Ridge Metro 4	6,380	4.5000	287
Dawson Ridge Metro 5	60	4.5000	3
Devils Head Metro	14,310	7.0000	1,002
E-470 Potomac Metro	7,387,730	0.0000	0

<u>METROPOLITAN DISTRICTS</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
Founders Village Metro	60,026,520	8.7842	5,272,850
Foxhill Metro 1	0	0.0000	0
Foxhill Metro 2	353,070	5.5664	19,653
Franktown Business Area Metro	3,378,450	1.0000	33,784
Heritage Hills Metro	50,084,000	4.0000	2,003,360
Heritage Hills Metro Bond Svc	692,150	0.0000	0
Hess Ranch Metro 4,5,6,7	0	1.0069	0
Hess Ranch Metro 8	0	1.0000	0
Hidden Pointe Metro	12,080,620	0.6500	78,524
High Prairie Farms Metro	54,230,310	1.2000	650,764
Highfield Metro	29,536,630	2.5000	738,415
Highlands Ranch Metro	1,725,882,160	1.1205	19,338,510
Hillside at Castle Rock Metro	153,510	0.0000	0
Hilltop Metro	3,130	5.5000	173
Horse Creek Metro	15,115,450	2.5000	377,887
Horseshoe Ridge Metro 1	0	0.0000	0
Horseshoe Ridge Metro 2	11,826,710	3.8570	456,157
Horseshoe Ridge Metro 3	1,080	3.5000	37
Hunting Hill Metro	6,502,570	5.5662	361,946
Inspiration Metro	48,311,840	6.7908	3,280,760
Inverness Metro Imp	107,873,670	0.6150	663,424
Inverness Metro Imp Debt Svc 1	2,518,370	0.6150	15,488
Inverness Metro Imp Debt. Svc 2	5,510,410	0.6150	33,889
Jordan Crossing Metro	3,389,120	4.7678	161,587
Kings Point S Metro 1	670	0.0000	0
Kings Point S Metro 2	1,770	0.0000	0
Lanterns Metro 1	13,760	7.5121	1,033
Lanterns Metro 2	2,330	0.0000	0
Lanterns Metro 3	1,710	0.0000	0
Lantern Metro 4	14,430	0.0000	0
Lantern Metro 5	3,270	0.0000	0
Lincoln Creek Metro	4,202,050	6.3206	265,595
Lincoln Creek Metro Debt Svc	0	0.0000	0
Lincoln Meadows Metro	12,161,020	5.0000	608,051
Lincoln Meadows Metro Debt Svc	100	0.0000	0
Lincoln Park Metro	44,927,180	5.1714	2,323,364
Lincoln Park Metro Debt Svc	60	4.3214	3
Lincoln Station Metro	50,010,180	3.5000	1,750,356
Lincoln Station Metro Debt Svc	5,445,680	2.7500	149,756
Maher Ranch Metro 4	35,330,040	3.3500	1,183,557
Meadowlark Metro	2,103,310	5.2347	110,102
Meadows Metro 1	54,638,300	3.5000	1,912,341
Meadows Metro 2	38,758,690	3.5000	1,356,554
Meadows Metro 3	30,661,040	3.5000	1,073,136
Meadows Metro 4	1,740	3.5000	61
Meadows Metro 4 Debt Svc	5,589,780	3.5000	195,642
Meadows Metro 5	31,216,720	3.5000	1,092,585
Meadows Metro 6	52,090,960	3.5000	1,823,184
Meadows Metro 7	44,266,580	3.5000	1,549,330
Meridian Metro	185,423,880	5.1185	9,490,922
Meridian Metro Debt Svc 1	15,527,750	2.5260	392,232
Meridian Metro Debt Svc 2	9,935,940	2.5260	250,981
Meridian Village Metro 1	190	5.2055	10
Meridian Village 1 Debt Svc	792,930	0.0000	0
Meridian Village Metro 2	75,917,360	5.2132	3,957,724
Meridian Village Metro 3,4	190	0.0000	0
Mirabelle Metro	125,520	8.3495	10,480
Mirabelle Metro 2	14,920	8.3495	1,246
Mirabelle Metro 3,4	20	0.0000	0
Neu Towne Metro	9,579,310	5.1364	492,032
North Meridian Metro	97,170	5.0000	4,859
North Meridian Metro Debt Svc 1	212,600	4.0000	8,504
North Meridian Metro Debt Svc 2	14,700	4.0000	588
N. Pine Vistas Metro 1	1,180	0.0000	0
N. Pine Vistas Metro 2	3,047,720	6.5000	198,102
N. Pine Vistas Metro 3	10,387,960	6.7588	702,101
Olde Towne Metro	3,419,420	2.3000	78,646
Omnipark Metro	52,022,010	0.9000	468,198
Overlook Metro	6,117,670	4.7678	291,679

<u>METROPOLITAN DISTRICTS</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
Park Meadows Metro	380,423,150	0.6387	2,429,763
Parker Automotive Metro	9,638,480	5.0000	481,923
Parker Homestead Metro	14,323,290	4.7644	682,419
Perry Park Metro	39,759,970	0.4733	188,184
Pine Bluffs Metro	16,936,860	2.0000	338,737
Pinery Commercial Metro 1	19,010	5.0000	950
Pinery Commercial Metro 2	704,170	5.0000	35,209
Pinery West Metro 2	45,337,480	5.0000	2,266,874
Promenade @ Castle Rock Metro 1	5,600,980	5.5663	311,767
Promenade @ Castle Rock Metro 2	0	0.0000	0
Promenade @ Castle Rock Metro 3	57,579,540	5.0000	2,878,977
Rampart Range Metro 1	40	0.0000	0
Rampart Range Metro 1 Debt	2,100	0.0000	0
Rampart Range Metro 2	25,767,130	4.9000	1,262,590