

Value by Classification

CLASSIFICATION	ASSESSED VALUE
Vacant Land	
Residential	221,906,120
Commercial	71,652,830
Industrial	4,782,880
PUD	265,550
All Other	9,261,810
Total Vacant Land	307,869,190
Residential	
Single Family	4,104,245,110
Multi-Family	342,554,160
Condominiums	147,488,020
Mfg. Housing	1,083,010
Personal Property	13,935,650
Total Residential	4,609,305,950
Commercial	
Possessory Interests	2,062,710
Merchandising	651,937,660
Lodging	65,574,190
Offices	427,944,350
Recreation	54,665,610
Special Purpose	403,307,810
Warehouse/Storage	96,624,280
Multi-Use	636,990
Commercial Condominiums	25,238,720
Personal Property	325,103,050
Total Commercial	2,053,095,370
Industrial	
Contract/Service	163,882,570
Manufacturing/Processing	26,091,050
Refining/Petroleum	115,220
Industrial Condominiums	26,336,090
Personal Property	9,923,730
Total Industrial	226,348,660
Agricultural	
Possessory Interests	3,690
Irrigated Farm Land	378,990
Dry Farm Land	1,385,290
Meadow Land	185,800
Grazing Land	1,946,890
Forest Land	74,960
Waste Land	150
All Other	589,060
Agricultural Improvements	15,411,830
Total Agricultural	19,976,660
Natural Resources	
Earth or Stone Products	183,280
Natural Resources	6,740
Severed Mineral Interests	104,540
Personal Property	0
Total Natural Resources	294,560
State Assessed	
Railroads	23,962,400
Private Car Lines	2,067,200
Airlines	3,700
Telephone and Telegraph Companies	47,702,000
Mobile Telephone Companies	16,628,600
Telephone Reseller Companies	718,500
Electric Companies	74,549,300
Rural Electric	74,947,100
Gas Transmission Pipeline Companies	11,047,000
Petrochemical Pipeline Companies	1,560,800
Total State Assessed	253,186,600
Total Taxable Property	7,470,076,990
Exempt Property	
United States Government	153,479,160
State of Colorado	37,355,770
Housing Authority	13,616,870
Douglas County	155,089,810
Political Subdivisions	505,953,110
Religious Worship	139,715,040
Educational	17,125,820
Charitable	139,875,940
Personal Property	87,406,100
All Other	21,196,130
Total Exempt Property	1,270,813,750
Grand Total	8,740,890,740

COUNTY	ASSD. VALUE	TAX RATE	REVENUE
General	7,470,076,990	1.3549	101,212,073
Temp Tax Credit	7,470,076,990	(0.0500)	(3,735,038)
Road & Bridge	7,470,076,990	0.4493	33,563,056
Public Welfare	7,470,076,990	0.0316	2,360,544
Dev. Disabilities	7,470,076,990	0.1000	7,470,077
Safety/Mental Health	7,470,076,990	0.0416	3,107,552
Total County	7,470,076,990	1.9274	143,978,264

Law Enf. Authority	4,163,964,690	0.4500	18,737,841
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SCHOOL DISTRICT	ASSD. VALUE	TAX RATE	REVENUE
General Fund	7,470,076,990	3.5450	264,814,230
Bond Fund	7,470,076,990	0.8054	60,164,000
Total School	7,470,076,990	4.3504	324,978,230

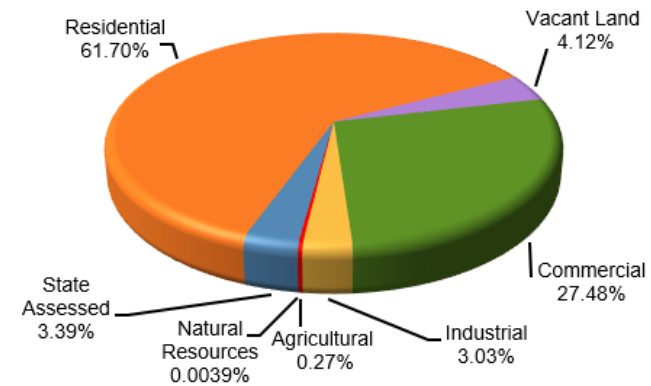
TOWNS	ASSD. VALUE	TAX RATE	REVENUE
Aurora	60,956,970	0.8076	492,289
Castle Rock	1,188,355,970	0.1196	1,421,274
Castle Pines	224,270,070	0.4500	1,009,215
Larkspur	9,935,310	1.5000	149,030
Littleton	20,279,680	0.2000	40,559
Lone Tree	816,956,320	0.0000	0
Parker	986,750,480	0.2602	2,567,525

Tax Increment Financing (TIF) Districts

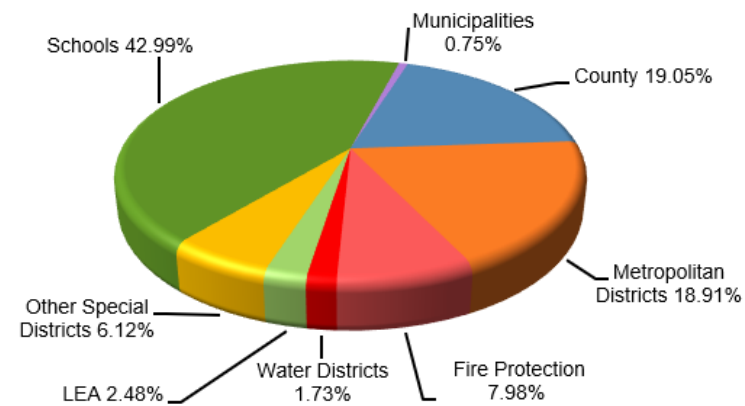
Tax Increment Financing (TIF) laws enable municipalities to form entities that collect property tax revenue based on valuation increases from new investments within a designated area (TIF district). Once a TIF district is established, property tax revenue attributed to new assessed value within the district 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 2020 taxes (payable in 2021).

	Castle Rock DDA	Cottonwood Comm.	Parker Central Area	Parker Road	Castle Meadows URP
Douglas County Government	233,668	316,369	531,535	125,980	22,914
Douglas County Schools - General	429,777	581,887	977,634	231,710	42,146
Douglas County Schools - Bond	97,642	132,201	222,112	52,643	9,575
Town of Castle Rock	14,500	0	0	0	1,422
Town of Parker	0	42,710	71,757	17,007	0
Douglas County Public Library	48,639	65,854	110,642	26,223	4,770
Castle Rock DDA	36,370	0	0	0	0
Cottonwood Metro	0	46,872	0	0	0
Cottonwood Water and Sanitation	0	160,506	0	0	0
S. Metro Fire Rescue & Protection	0	151,832	255,095	60,460	0
Parker Water & Sanitation District	0	0	230,384	51,170	0
Cherry Creek Basin Water Quality	0	7,846	13,182	3,124	0
Urban Drainage & Flood Control	0	14,773	24,820	5,883	0
Urban Drainage & Flood South	0	1,641	2,758	654	0
Cedar Hill Cemetery	1,552	0	0	0	152
Pine Bluffs Metro District	0	0	32,161	0	0
Millers Landing Business Imp	0	0	0	0	71,333

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 2020 taxes are levied January 1, 2021. 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, 2021. If the tax is paid in full, it is due by April 30, 2021.



2020 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**

2020 Tax Rates and Revenues

	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
BUSINESS IMPROVEMENT			
Lone Tree B.I.D.	16,230,460	1.7500	284,033
Millers Landing B.I.D.	1,449,990	6.0000	87,000
Park Meadows B.I.D.	250	0.0000	0
FIRE PROTECTION DISTRICT			
Castle Rock Fire Protection	86,609,370	1.0400	900,737
Franktown Fire Protection	220,972,560	1.3026	2,878,388
Jackson-105 Fire Protection	53,607,490	1.2110	649,187
Larkspur Fire Protection	161,571,370	1.9028	3,074,380
Mountain Communities F. P. D.	5,611,810	0.8582	48,161
North Fork Fire Protection	2,349,340	1.2083	28,387
South Metro Fire Rescue FPD	5,413,796,970	0.9250	50,077,622
West Douglas County F. P. D.	68,473,630	0.8350	571,755
West Metro Fire Protection	156,176,310	1.3227	2,065,744
RECREATION DISTRICT			
McArthur Ranch Metro Rec	6,850,220	0.3053	20,914
South Suburban Park & Rec	812,989,020	0.8385	6,816,913
URBAN DRAIN & FLOOD CONTROL			
Urban Drainage & Fid Ctrl	5,660,381,310	0.0900	5,094,343
Urban Drainage & Fid S Pit	5,660,381,310	0.0100	566,038
URBAN RENEWAL AUTHORITIES			
Citadel Station-Castle Meadows URP	1,449,990	0.0000	0
Cottonwood URP	28,971,990	0.0000	0
Parker Central Area URP	78,066,800	0.0000	0
Parker Road URP	51,068,190	0.0000	0
WATER DISTRICT			
Chatfield South Water	6,997,080	0.5000	34,985
Southgate Water	882,825,780	0.0000	0
Southgate Water Bond Debt	2,982,710	0.0000	0
Westcreek Lakes Water	2,190,780	1.6360	35,841
WATER & SANITATION DISTRICT			
Castleton Center W & S	10,066,230	1.5376	154,778
Centennial W& S	1,713,183,350	0.0000	0
Cottonwood W & S	138,749,610	1.3500	1,873,120
Cottonwood W & S Debt Svc	190	1.3500	3
Denver SE Sub W & S	244,371,960	0.0000	0
Dominion W & S	80	0.0000	0
Inverness W & S	107,888,480	0.4500	485,498
Inverness W & S Debt Svc 1	2,558,430	0.4500	11,513
Inverness W & S Debt Svc 2	5,533,870	0.4500	24,903
Inverness W & S Dept Svc 3	5,062,070	0.4500	22,779
Louviers W & S	2,773,940	2.0795	57,684
Northern Douglas County W & S	89,590,610	1.2806	1,147,297
Parker W & S	836,406,120	0.8404	7,029,157
Perry Park W & S	79,961,810	0.5614	448,906
Perry Park W & S (Water)	487,080	0.0000	0
Roxborough W & S	175,246,790	0.9108	1,596,148
Sedalia W & S	7,500,300	1.3859	103,947
Silver Heights W & S	7,038,150	0.0000	0
Southwest Metro W & S	18,630,150	0.0000	0
Thunderbird W & S	8,459,890	0.9075	76,774
WATER CONSERVANCY DISTRICT			
Grandview Est Rur Water Cns	10,462,840	0.1500	15,694
Upper South Platte Water Cns	12,231,370	0.0134	1,639
OTHER DISTRICTS			
Arapahoe Cty Water & WW PID	56,976,500	1.2000	683,718
Castle Rock DDA	58,619,380	0.3000	212,229
Cedar Hill Cemetery	1,517,481,020	0.0128	195,942
Cherry Creek Basin Water Quality	2,880,107,619	0.0478	1,400,844
DC Soil Conservation	7,406,236,279	0.0000	0
DC Woodmoor Mtn G.I.D.	2,742,410	1.0809	29,643
Douglas County Public Library	7,155,488,411	0.4012	29,969,949
E-470 Public Hwy Auth	982,799,392	0.0000	0
Plum Valley Hts. Rox. Subdistrict	18,982,450	2.4500	465,070
Regional Transportation District	4,708,698,579	0.0000	0
Southgate Sanitation	886,398,320	0.0465	412,175
Town of C.R. Festival Park Commons G.I.D.	226,020	0.0000	0
Ute Pass Regional Ambulance	5,486,010	0.3990	21,889

<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	17,399,960	4.3500	756,898
Anthology West Metro 2	2,709,050	4.7678	129,162
Anthology West Metro 2 Debt Svc.	7,464,420	2.5049	186,976
Anthology West Metro 3	200	4.7678	10
Anthology West Metro 4	7,542,560	2.2629	170,681
Anthology West Metro 5	2,060	4.7678	98
Anthology West Metro 6	0	0.0000	0
BMR Metro	390	0.0000	0
Belford North Metro	87,660	7.7000	6,750
Belford South Metro	114,970	7.7000	8,853
Bella Mesa Metro	2,500,850	7.5664	189,224
Canterberry Crossing Metro	35,731,350	2.1795	778,765
Canterberry Crossing Metro II	26,218,000	3.3000	865,194
Canyons Metro 1	270	0.0000	0
Canyons Metro 2	380,510	6.9000	26,255
Canyons Metro 3	310	5.4000	17
Canyons Metro 4	25,070	6.9000	1,730
Canyons Metro 5	18,434,090	4.5643	841,387
Canyons Metro 6	18,434,080	1.2244	225,707
Canyons Metro 7	18,434,080	1.8925	348,865
Canyons Metro 8,9,10,11	310	0.0000	0
Carousel Farms Metro	1,866,660	4.7678	88,999
Castle Oaks Metro	30,907,760	4.9000	1,514,480
Castle Oaks Metro 2	0	0.0000	0
Castle Oaks Metro 3	26,790,600	5.2953	1,418,643
Castle Pines Comm Metro 1	6,168,410	0.0000	0
Castle Pines Comm Metro 2	6,818,310	0.0000	0
Castle Pines Comm Metro 3	6,594,690	5.0000	329,734
Castle Pines Comm Metro 4	8,623,120	3.4681	299,058
Castle Pines Comm Metro 5	5,692,800	0.0000	0
Castle Pines Metro	165,721,430	3.3834	5,607,019
Castle Pines North Metro	193,017,940	1.9000	3,667,341
Castle Pines Town Ctr Metro 1	0	0.0000	0
Castle Pines Town Ctr Metro 2	690	4.5000	31
Castle Pines Town Ctr Metro 3	930	4.5000	42
Castleview Metro 1	7,840	7.4600	585
Castleview Metro 2	924,910	6.0000	55,495
Castlewood Ranch Metro	42,292,430	4.0000	1,691,697
Chambers Highpoint Metro 1	400	4.7678	19
Chambers Highpoint Metro 2	320	5.0000	16
Cherokee Ridge Estates Metro	3,710,940	5.0000	185,547
Cherry Creek South Metro 1	53,614,410	0.1588	85,140
Cherry Creek South Metro 4	2,250	0.0000	0
Cherry Creek South Metro 5,9	2,210	0.0000	0
Cherry Creek South Metro 6	1,470	0.0000	0
Cherry Creek South Metro 7	520	0.0000	0
Cherry Creek South Metro 8	2,860	0.0000	0
Cherry Creek South Metro 10	800	0.0000	0
Cherry Creek South Metro 11	3,880	3.8000	146
Cherry Creek South Metro 11 debt ser.	13,440	2.2500	302
Cielo Metro	2,201,830	6.6797	147,076
Compark Bus Campus	52,191,330	4.2122	2,198,403
Compark Bus Cmps Debt Svc 1	4,933,950	2.0923	103,233
Compark Bus Cmps Debt Svc 2	1,424,690	1.8015	25,666
Concord Metro	52,815,660	0.7000	369,709
Consolidated Bell Mtn Rn	19,234,190	6.5000	1,250,223
Cottonwood Highlands Metro 1	14,465,320	5.7678	834,331
Cottonwood Highlands Metro 2	1,790,150	2.0000	35,804
Cottonwood Metro	79,528,940	0.8800	699,855
Crowfoot Valley Ranch Metro 1	6,410	8.5443	548
Crowfoot Valley Ranch Metro 2	3,988,720	8.5442	340,804
Crystal Crossing Metro	10,757,330	7.4625	802,766
Crystal Valley Metro 1	11,820	0.3500	41
Crystal Valley Metro 2	69,953,320	5.1500	3,602,596
Dawson Ridge Metro 1	77,050	4.9840	3,840
Dawson Ridge Metro 2	3,770	4.5000	170
Dawson Ridge Metro 3	33,650	5.1820	1,743
Dawson Ridge Metro 4	5,880	4.5000	265
Dawson Ridge Metro 5	60	4.5000	3
Devils Head Metro	14,310	7.0000	1,002
E-470 Potomac Metro	7,419,730	0.0000	0

<u>METROPOLITAN DISTRICTS</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
Founders Village Metro	60,479,620	8.8083	5,327,226
Foxhill Metro 1	0	0.0000	0
Foxhill Metro 2	642,960	5.5664	35,790
Franktown Business Area Metro	3,340,920	1.0000	33,409
Heritage Hills Metro	50,307,150	4.0000	2,012,286
Heritage Hills Metro Bond Svc	0	0.0000	0
Hess Ranch Metro 4	4,050	7.7000	312
Hess Ranch Metro 5	7,930	1.0000	79
Hess Ranch Metro 6	730	1.0000	7
Hess Ranch Metro 7	0	1.0000	0
Hess Ranch Metro 8	0	5.0000	0
Hidden Pointe Metro	12,077,020	0.6500	78,501
High Prairie Farms Metro	55,821,410	1.2000	669,857
Highfield Metro	34,140,200	2.5000	853,505
Highlands Ranch Metro	1,733,778,940	1.1205	19,426,993
Hillside at Castle Rock Metro	732,680	0.0000	0
Hilltop Metro	3,130	5.5000	173
Horse Creek Metro	15,283,500	2.5000	382,087
Horseshoe Ridge Metro 1	0	0.0000	0
Horseshoe Ridge Metro 2	11,875,260	3.8570	458,028
Horseshoe Ridge Metro 3	190,340	3.5000	6,662
Hunting Hill Metro	6,598,230	5.5662	367,271
Inspiration Metro	60,951,360	6.7908	4,139,086
Inverness Metro Imp	107,888,480	0.6150	663,514
Inverness Metro Imp Debt Svc 1	2,558,430	0.6150	15,734
Inverness Metro Imp Debt. Svc 2	10,595,940	0.6150	65,165
Jordan Crossing Metro	3,402,420	4.7608	161,983
Kings Point S Metro 1	630	0.0000	0
Kings Point S Metro 2	1,770	0.0000	0
Lanterns Metro 1	2,463,200	7.5121	185,038
Lanterns Metro 2	5,030	0.0000	0
Lanterns Metro 3	1,680	0.0000	0
Lanterns Metro 4	1,369,390	0.0000	0
Lanterns Metro 5	1,100,320	0.0000	0
Lincoln Creek Metro	6,381,620	6.4840	413,784
Lincoln Creek Metro Debt Svc	0	0.0000	0
Lincoln Meadows Metro	12,096,430	5.0000	604,822
Lincoln Meadows Metro Debt Svc	200	0.0000	0
Lincoln Park Metro	46,494,340	5.1721	2,404,734
Lincoln Park Metro Debt Svc	60	4.3221	3
Lincoln Station Metro	47,789,420	3.5000	1,672,630
Lincoln Station Metro Debt Svc	5,426,390	2.7500	149,226
Maier Ranch Metro 4	35,195,900	3.3500	1,179,063
Meadowlark Metro	2,658,130	7.2500	192,714
Meadows Metro 1	54,729,360	3.5000	1,915,528
Meadows Metro 2	38,791,660	3.5000	1,357,708
Meadows Metro 3	32,476,340	3.5000	1,136,672
Meadows Metro 4	1,740	3.5000	61
Meadows Metro 4 Debt Svc	5,604,060	3.5000	196,142
Meadows Metro 5	31,594,730	3.5000	1,105,816
Meadows Metro 6	59,285,590	3.5000	2,074,996
Meadows Metro 7	45,521,210	3.5000	1,593,242
Meridian Metro	179,382,980	4.9510	8,881,250
Meridian Metro Debt Svc 1	15,956,350	2.1260	339,232
Meridian Metro Debt Svc 2	9,968,870	2.1260	211,939
Meridian Village Metro 1	190	5.1132	10
Meridian Village 1 Debt Svc	1,845,330	0.0000	0
Meridian Village Metro 2	79,500,250	5.1132	4,065,007
Meridian Village Metro 3,4	190	0.0000	0
Mirabelle Metro 1	128,500	8.3496	10,729
Mirabelle Metro 2	3,093,550	8.3496	258,299
Mirabelle Metro 3,4	0	0.0000	0
Neu Towne Metro	11,004,390	5.1364	565,230
North Meridian Metro	841,710	5.0000	42,085
North Meridian Metro Debt Svc 1	212,600	4.0000	8,504
North Meridian Metro Debt Svc 2	53,600	4.0000	2,144
N. Pine Vistas Metro 1	1,180	0.0000	0
N. Pine Vistas Metro 2	4,825,140	7.0757	341,412
N. Pine Vistas Metro 3	14,122,970	7.3433	1,037,091
Olde Town Metro	3,391,800	2.8000	94,970
Omnipark Metro	55,583,440	0.9000	500,251

<u>METROPOLITAN DISTRICTS</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
Overlook Metro	7,062,430	4.7678	336,722
Park Meadows Metro	377,276,920	0.6387	2,409,668
Parker Automotive Metro	9,541,450	5.0000	477,072
Parker Homestead Metro	14,366,690	4.7605	683,926
Perry Park Metro	40,177,540	0.4733	190,160