

Value by Classification

CLASSIFICATION	ASSESSED VALUE
Vacant Land	
Residential	278,807,160
Commercial	73,055,940
Industrial	6,492,620
PUD	265,550
All Other	11,824,620
Total Vacant Land	370,445,890
Residential	
Single Family	4,507,266,970
Multi-Family	391,411,300
Condominiums	157,934,790
Mfg. Housing	1,403,580
Personal Property	16,390,330
Total Residential	5,074,406,970
Commercial	
Possessory Interests	2,062,710
Merchandising	714,921,050
Lodging	60,114,150
Offices	438,707,310
Recreation	51,369,470
Special Purpose	435,128,130
Warehouse/Storage	109,350,520
Multi-Use	573,200
Commercial Condominiums	28,641,600
Personal Property	315,153,460
Total Commercial	2,156,021,600
Industrial	
Contract/Service	195,450,520
Manufacturing/Processing	29,638,770
Refining/Petroleum	129,840
Industrial Condominiums	32,042,170
Personal Property	9,267,300
Total Industrial	266,528,660
Agricultural	
Possessory Interests	3,690
Irrigated Farm Land	266,870
Dry Farm Land	985,010
Meadow Land	194,310
Grazing Land	2,013,370
Forest Land	82,630
Waste Land	150
All Other	2,651,310
Agricultural Improvements	17,159,350
Total Agricultural	23,356,690
Natural Resources	
Earth or Stone Products	194,100
Natural Resources	8,430
Severed Mineral Interests	122,470
Personal Property	0
Total Natural Resources	325,000
State Assessed	
Railroads	27,148,600
Private Car Lines	1,379,800
Airlines	56,500
Telephone and Telegraph Companies	45,239,800
Mobile Telephone Companies	14,240,700
Telephone Reseller Companies	1,237,800
Electric Companies	77,660,000
Rural Electric	68,880,300
Gas Transmission Pipeline Companies	11,534,300
Petrochemical Pipeline Companies	1,440,000
Total State Assessed	248,817,800
Total Taxable Property	8,139,902,550
Exempt Property	
United States Government	145,230,470
State of Colorado	38,465,220
Housing Authority	16,983,580
Douglas County	158,681,730
Political Subdivisions	537,028,640
Religious Worship	146,376,490
Educational	17,532,410
Charitable	148,384,980
Personal Property	87,063,140
All Other	23,491,420
Total Exempt Property	1,319,238,080
Grand Total	9,459,140,630

COUNTY	ASSD. VALUE	TAX RATE	REVENUE
General	8,139,902,550	1.3549	110,287,540
Temp Tax Credit	8,139,902,550	(0.1250)	(10,174,878)
Road & Bridge	8,139,902,550	0.4493	36,572,582
Public Welfare	8,139,902,550	0.0376	3,060,603
Dev. Disabilities	8,139,902,550	0.1000	8,139,903
Safety/Mental Health	8,139,902,550	0.0356	2,897,805
Total County	8,139,902,550	1.8524	150,783,555

Law Enf. Authority	4,497,378,700	0.4500	20,238,204
--------------------	---------------	--------	------------

SCHOOL DISTRICT	ASSD. VALUE	TAX RATE	REVENUE
General Fund	8,139,902,550	3.5743	290,944,538
Bond Fund	8,139,902,550	0.8054	65,558,775
Total School	8,139,902,550	4.3797	356,503,313

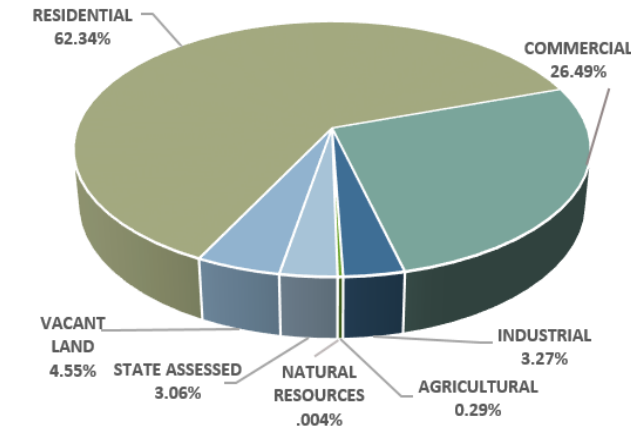
TOWNS	ASSD. VALUE	TAX RATE	REVENUE
Aurora	68,327,130	0.8073	551,605
Castle Rock	1,320,443,670	0.1139	1,503,985
Castle Pines	254,756,600	0.4500	1,146,405
Larkspur	13,590,840	1.5000	203,863
Littleton	23,977,830	0.2000	47,956
Lone Tree	871,933,130	0.0000	0
Parker	1,090,705,550	0.2602	2,838,016

Tax Increment Financing (TIF) Districts

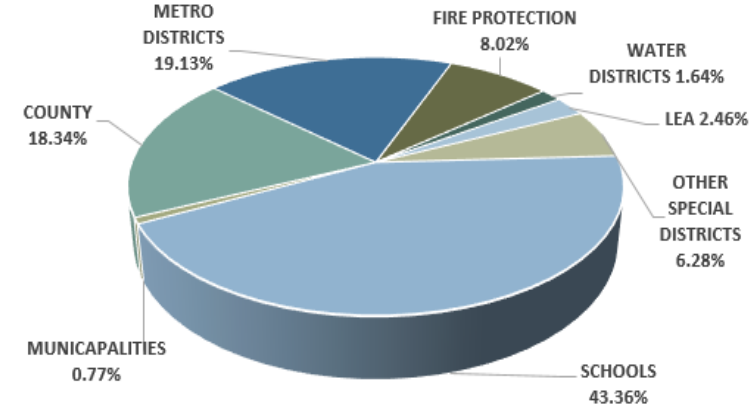
Tax Increment Financing (TIF) laws enable municipalities to form entities that collect property tax revenue based on valuation increases from new investments within a designated area (TIF district). Once a TIF district is established, property tax revenue attributed to new assessed value within the district 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 2021 taxes (payable in 2022).

	Castle Rock DDA	Cottonwood Comm.	Parker Central Area	Parker Road	Castle Meadows URP
Douglas County Government	309,199	336,575	543,929	153,554	31,425
Douglas County Schools - General	596,615	649,439	1,049,538	296,289	60,636
Douglas County Schools - Bond	134,436	146,339	236,493	66,763	13,663
Town of Castle Rock	19,012	0	0	0	1,932
Town of Parker	0	47,278	76,404	21,569	0
Douglas County Public Library	67,118	73,060	118,070	33,332	6,821
Castle Rock DDA	50,075	0	0	0	0
Cottonwood Metro	0	51,904	0	0	0
Cottonwood Water and Sanitation	0	161,529	0	0	0
S. Metro Fire Rescue & Protection	0	169,323	273,638	77,249	0
Parker Water & Sanitation District	0	0	226,200	59,757	0
Cherry Creek Basin Water Quality	0	8,703	14,065	3,971	0
Urban Drainage & Flood Control	0	16,353	26,427	7,460	0
Urban Drainage & Flood South	0	1,817	2,936	829	0
Cedar Hill Cemetery	2,070	0	0	0	210
Pine Bluffs Metro District	0	0	38,002	0	0
Millers Landing Business Imp	0	0	0	0	101,787

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 2021 taxes are levied January 1, 2022. 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, 2022. If the tax is paid in full, it is due by April 30, 2022.

2021 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

2021 Tax Rates and Revenues

	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
<u>BUSINESS IMPROVEMENT</u>			
Lone Tree B.I.D.	14,760,430	1.7500	258,308
Millers Landing B.I.D.	2,069,040	6.0000	124,142
Park Meadows B.I.D.	250	0.0000	0
<u>FIRE PROTECTION DISTRICT</u>			
Castle Rock Fire Protection	96,418,430	1.0100	973,826
Franktown Fire Protection	248,753,210	1.3015	3,237,523
Jackson-105 Fire Protection	60,219,950	1.2110	729,264
Larkspur Fire Protection	185,264,190	1.8730	3,469,998
Mountain Communities F.P.D.	6,658,440	0.8582	57,143
North Fork Fire Protection	2,799,920	1.2083	33,831
South Metro Fire Rescue F.P.D.	5,859,233,190	0.9319	54,602,194
West Douglas County Fire Protection	77,064,370	0.8350	643,488
West Metro Fire Protection	165,850,430	1.3196	2,188,563
<u>RECREATION DISTRICT</u>			
McArthur Ranch Metro Rec	7,271,780	0.3053	22,201
South Suburban Park & Rec	870,287,730	0.8396	7,306,936
<u>URBAN DRAIN & FLOOD CONTROL</u>			
Urban Drainage & Fld Ctrl	6,130,150,030	0.0900	5,517,135
Urban Drainage & Fld S Pft	6,130,150,030	0.0100	613,015
<u>URBAN RENEWAL AUTHORITIES</u>			
Citadel Station-Castle Meadows URP	2,069,040	0.0000	0
Cottonwood URP	31,587,020	0.0000	0
Parker Central Area URP	82,451,780	0.0000	0
Parker Road URP	58,361,170	0.0000	0
<u>WATER DISTRICT</u>			
Chatfield South Water	8,281,710	0.5000	41,409
Southgate Water	941,256,450	0.0000	0
Southgate Water Bond Debt Svc	3,207,820	0.0000	0
Westcreek Lakes Water	2,561,140	1.4764	37,813
<u>WATER & SANITATION DISTRICT</u>			
Castleton Center W & S	10,546,800	1.5376	162,168
Centennial W& S	1,851,786,640	0.0000	0
Cottonwood W & S	150,060,300	1.2500	1,875,753
Cottonwood W & S Debt Svc	210	1.2500	3
Denver SE Sub W & S	265,555,580	0.0000	0
Dominion W & S	60	0.0000	0
Inverness W & S	103,640,490	0.4500	466,382
Inverness W & S Debt Svc 1	2,572,210	0.4500	11,575
Inverness W & S Debt Svc 2	6,141,630	0.4500	27,637
Inverness W & S Dept Svc 3	5,589,940	0.4500	25,155
Louviers W & S	3,401,210	2.0795	70,728
Northern Douglas County W & S	97,065,500	1.2806	1,243,021
Parker W & S	919,143,730	0.7743	7,116,930
Perry Park W & S	91,813,190	0.5614	515,439
Perry Park W & S (Water)	575,680	0.0000	0
Roxborough W & S	188,139,420	0.9108	1,713,574
Sedalia W & S	8,788,070	1.3850	121,715
Silver Heights W & S	7,773,810	0.0000	0
Southwest Metro W & S	20,556,940	0.0000	0
Thunderbird W & S	9,321,410	0.8420	78,487
<u>WATER CONSERVANCY DISTRICT</u>			
Grandview Est Rur Water Cns	11,145,230	0.1500	16,718
Upper South Platte Water Cns	14,604,860	0.0122	1,782
<u>OTHER DISTRICTS</u>			
Arapahoe Cty Water & WW PID	71,310,060	1.0500	748,756
Castle Rock DDA	83,730,390	0.3000	251,191
Cedar Hill Cemetery	1,709,927,830	0.0124	212,031
Cherry Creek Basin Water Quality	3,211,092,660	0.0479	1,538,113
DC Soil Conservation	7,853,100,180	0.0000	0
DC Woodmoor Mtn GID	3,216,250	0.9724	31,275
Douglas County Public Library	8,139,902,550	0.4021	32,730,548
E-470 Public Hwy Auth	1,076,606,650	0.0000	0
Plum Valley Hts. Rox. Subdistrict	22,128,870	2.0400	451,429
Regional Transportation District	5,113,293,470	0.0000	0
Southgate Sanitation	944,330,750	0.0463	437,225
Town of C.R. Festival Park Commons GID	1,343,690	4.5000	60,466
Ute Pass Regional Health Service	6,527,540	0.3990	26,045

<u>DISTRICTS</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>	<u>METROPOLITAN DISTRICTS</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>	<u>METROPOLITAN DISTRICTS</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Revenue</u>
Airport Vista Metro 1	80	0.0000	0	Dawson Ridge Metro 3	34,300	4.5000	1,544	Parker Automotive Metro	11,248,720	5.0000	562,436
Airport Vista Metro 2	29,970	1.5000	450	Dawson Ridge Metro 4	6,080	4.5000	274	Parker Homestead Metro	14,996,450	4.7603	713,876
Antelope Heights Metro	18,809,530	4.3500	818,215	Dawson Ridge Metro 5	60	4.5000	3	Perry Park Metro	44,744,840	0.4733	211,777
Anthology West Metro 2	2,679,560	4.7678	127,756	Devils Head Metro	15,100	7.0000	1,057	Pine Bluffs Metro	26,083,460	2.0000	521,669
Anthology West Metro 2 Debt Svc.	9,632,780	0.0000	0	E-470 Potomac Metro	7,967,640	0.0000	0	Pinery Commercial Metro 1	19,010	1.0000	190
Anthology West Metro 3	200	4.7678	10	Founders Village Metro	64,642,320	8.8683	5,732,675	Pinery Commercial Metro 2	3,024,680	1.0000	30,247
Anthology West Metro 4	9,714,870	4.7678	463,185	Foxhill Metro 1	0	0.0000	0	Pinery West Metro 2	50,413,910	5.0000	2,520,695
Anthology West Metro 4 Debt Svc	0	0.0000	0	Foxhill Metro 2	2,622,680	5.8652	153,825	Promenade @ Castle Rock Metro 1	6,258,150	5.5663	348,348
Anthology West Metro 5	2,865,890	4.7678	136,640	Franktown Business Area Metro	3,908,200	1.0000	39,082	Promenade @ Castle Rock Metro 2	0	0.0000	0
Anthology West Metro 6	0	0.0000	0	Heritage Hills Metro	53,904,300	4.0000	2,156,172	Promenade @ Castle Rock Metro 3	67,254,490	5.0000	3,362,725
Anthology West Metro 6 Debt Svc	0	0.0000	0	Hess Ranch Metro 4	10,250,110	7.7000	789,259	Rampart Range Metro 1	40	0.0000	0
BMR Metro	340	0.0000	0	Hess Ranch Metro 5	7,980	1.0000	80	Rampart Range Metro 1 Debt Svc	2,200	0.0000	0
Belford North Metro	1,350	7.7000	105	Hess Ranch Metro 6	730	1.0000	7	Rampart Range Metro 2	27,445,790	4.9000	1,344,843
Belford South Metro	1,380	7.7000	107	Hess Ranch Metro 7	0	1.0000	0	Rampart Range Metro 3	3,810	0.0000	0
Bella Mesa Metro	4,164,150	7.5664	315,076	Hess Ranch Metro 8	0	5.0000	0	Rampart Range Metro 4	993,270	0.0000	0
Canterberry Crossing Metro	37,607,400	2.1795	819,654	Hidden Pointe Metro	12,701,230	0.6500	82,558	Rampart Range Metro 5	5,950	0.0000	0
Canterberry Crossing Metro II	27,204,510	3.3000	897,749	High Prairie Farms Metro	62,237,960	1.2000	746,856	Rampart Range Metro 6	2,390	5.5000	132
Canyons Metro 1	280	0.0000	0	Highfield Metro	43,432,350	2.5000	1,085,809	Rampart Range Metro 7	232,754,330	4.9000	11,404,961
Canyons Metro 2	381,860	6.9000	26,348	Highlands Ranch Metro	1,843,672,700	1.1205	20,658,353	Rampart Range Metro 8	91,210	5.5000	5,016
Canyons Metro 3	1,230	5.4000	66	Hillside at Castle Rock Metro	1,267,390	0.0000	0	Rampart Range Metro 9	10	0.0000	0
Canyons Metro 3 Debt Svc	40	0.0000	0	Hilltop Metro	1,060	6.5000	69	Ravenna Metro	24,417,780	7.7715	1,897,628
Canyons Metro 4	25,020	6.9000	1,726	Horse Creek Metro	16,152,550	2.4784	400,324	Reata North Metro	39,956,100	1.8100	723,206
Canyons Metro 5	30,777,170	4.5643	1,404,762	Horseshoe Ridge Metro 1	0	0.0000	0	Reata Ridge Village Metro 1	3,764,330	4.7678	179,476
Canyons Metro 6	30,777,160	1.2244	376,835	Horseshoe Ridge Metro 2	12,385,800	3.8570	477,720	Reata Ridge Village Metro 2	2,216,590	5.0000	110,830
Canyons Metro 7	30,777,160	1.8925	582,458	Horseshoe Ridge Metro 3	242,440	3.5000	8,485	Reata South Metro	27,264,750	5.8535	1,595,942
Canyons Metro 8,9,10,11	320	0.0000	0	Hunting Hill Metro	9,036,050	5.5662	502,965	Regency Metro	7,150,330	4.7611	340,435
Carousel Farms Metro	2,669,990	4.7678	127,300	Inspiration Metro	68,321,010	6.7908	4,639,544	Remuda Ranch Metro	1,909,970	5.5663	106,315
Castle Oaks Metro	32,092,020	4.9000	1,572,509	Inverness Metro Imp	103,640,490	0.6150	637,389	Robinson Ranch Metro	4,354,630	3.6000	156,767
Castle Oaks Metro 2	0	0.0000	0	Inverness Metro Imp Debt Svc 1	2,572,210	0.6150	15,819	Rock Canyon Metro	958,630	6.5453	62,745
Castle Oaks Metro 3	32,924,200	5.2953	1,743,435	Inverness Metro Imp Debt. Svc 2	11,672,470	0.6150	71,786	RockingHorse Metro 1	1,090	0.0000	0
Castle Pines Comm Metro 1	6,671,740	0.0000	0	Jordan Crossing Metro	3,550,820	4.7607	169,044	Roxborough Village Metro	85,026,670	1.2105	1,029,247
Castle Pines Comm Metro 1 Debt Svc	10	0.0000	0	Kings Point S Metro 1	650	0.0000	0	Salisbury Heights Metro	4,585,700	4.7678	218,638
Castle Pines Comm Metro 2	7,186,360	0.0000	0	Kings Point S Metro 2	1,840	0.0000	0	Sierra Ridge Metro 1	0	0.0000	0
Castle Pines Comm Metro 3	7,101,490	3.3510	237,971	Lanterns Metro 1	9,189,540	7.5121	690,328	Sierra Ridge Metro 2	39,863,340	6.5509	2,611,408
Castle Pines Comm Metro 4	8,512,390	3.4410	292,911	Lanterns Metro 2	3,351,130	7.5121	251,740	Solitude Metro	3,077,890	5.0000	153,894
Castle Pines Comm Metro 4 Debt Svc	10	0.0000	0	Lanterns Metro 3	2,100,670	0.0000	0	South Meridian Metro	15,869,140	2.0480	325,000
Castle Pines Comm Metro 5	5,896,230	0.0000	0	Lanterns Metro 4	10,174,190	0.0000	0	S Meridian Metro Debt Svc 1	20,060,630	0.6000	120,364
Castle Pines Metro	178,278,020	3.3834	6,031,859	Lanterns Metro 5	4,466,650	0.0000	0	S Meridian Metro Debt Svc 2	11,917,310	0.0000	0
Castle Pines North Metro	210,532,450	1.5790	3,324,308	Lincoln Creek Metro	8,759,050	4.7500	416,055	S Meridian Metro Debt Svc 3	7,431,740	0.6000	44,590
Castle Pines Town Ctr Metro 1	10	0.0000	0	Lincoln Creek Metro Debt Svc	0	0.0000	0	South Santa Fe Metro 1	80	0.0000	0
Castle Pines Town Ctr Metro 2	720	4.5000	33	Lincoln Meadows Metro	13,812,830	5.0000	690,642	South Santa Fe Metro 2	360,570	0.0000	0
Castle Pines Town Ctr Metro 3	970	4.5000	44	Lincoln Meadows Metro Debt Svc	200	0.0000	0	Southeast Public Improv Metro	887,541,580	0.2000	1,775,083
Castleview Metro 1	15,170	7.5120	1,140	Lincoln Station Metro	48,046,310	3.5000	1,681,621	Southeast Public Improv Debt Svc	586,570	0.0000	0
Castleview Metro 2	2,258,600	6.1076	137,946	Lincoln Station Metro Debt Svc	5,806,740	2.7500	159,686	Sterling Ranch Metro 1	0	0.0000	0
Castlewood Ranch Metro	44,086,240	4.0000	1,763,449	Maher Ranch Metro 4	36,270,500	3.2500	1,178,791	Sterling Ranch Metro 2	35,882,470	8.9062	3,195,765
Chambers Highpoint Metro 1	420	5.7678	24	Meadowlark Metro	4,383,730	7.2500	317,820	Sterling Ranch Metro 3	24,697,370	8.9062	2,199,598
Chambers Highpoint Metro 2	340	6.0000	20	Meadows Metro 1	57,880,450	3.5000	2,025,816	Sterling Ranch Metro 3 Debt Svc	174,090	5.5664	9,691
Cherokee Ridge Estates Metro	4,245,080	5.0000	212,254	Meadows Metro 2	41,238,550	3.5000	1,443,349	Sterling Ranch Metro 4	0	8.9062	0
Cherry Creek South Metro 1	56,827,780	0.1588	90,243	Meadows Metro 3	36,363,700	3.5000	1,272,730	Sterling Ranch Metro 5,6	0	0.0000	0
Cherry Creek South Metro 4	2,340	1.0069	24	Meadows Metro 4	2,180	3.5000	76	Sterling Ranch Metro 7	1,695,300	5.0000	8,476
Cherry Creek South Metro 5	2,290	6.7466	155	Meadows Metro 4 Debt Svc	5,610,690	3.5000	196,374	Sterling Ranch Metro 7-A	42,790	0.7333	314
Cherry Creek South Metro 6	1,570	6.7466	106	Meadows Metro 5	33,478,850	3.5000	1,171,760	Sterling Ranch Metro 7-B	1,520,790	3.5000	53,228
Cherry Creek South Metro 7	540	0.0000	0	Meadows Metro 6	69,383,460	3.5000	2,428,421	Stone Canon Ranch Metro	2,126,950	4.7835	101,743
Cherry Creek South Metro 8	2,990	0.0000	0	Meadows Metro 7	49,084,450	3.5000	1,717,956	Stone Creek Metro	8,540,970	6.6796	570,503
Cherry Creek South Metro 9	2,300	0.0000	0	Meridian Metro	183,027,170	5.0000	9,151,358	Stonegate North Villages Metro	50,787,970	5.1721	2,6