

2023 Douglas County Taxing Authorities Summit
September 25, 2023

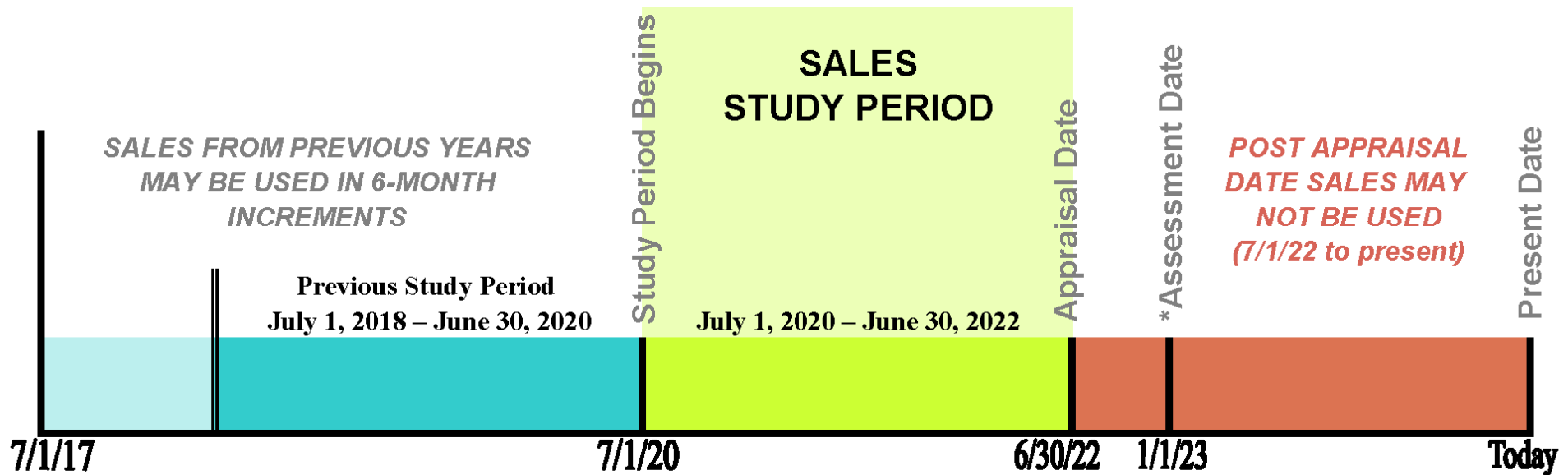
Reappraisal Rules

2

- ▶ Reappraise every two years in odd numbered years
- ▶ Appraisal date defined as the June 30 preceding the reappraisal year, June 30, 2022
- ▶ The new value is maintained until 2025
- ▶ Residential Property is valued using the Market Approach only by using comparable sales
- ▶ Required to evaluate sales in period for appreciation/depreciation and apply time adjustments (TASP)

2023-2024 Sales Study Period

2023 / 2024 Valuation Study Period *Appraisal Date June 30, 2022*



* Values are based on condition and level of property completion as of the Jan. 1 Assessment date.

How To Calculate Taxes

4

Actual Value X
Assessment Rate
= Assessed Value

Assessed Value X
Mill Levy/1,000 =
Taxes

Variables in Tax Calculation

5

- ▶ Property Value – Determined by the County Assessor
 - ▶ The price your home would bring on the open market as of the June 2022 Appraisal Date.
- ▶ Assessed Value – Established by the Legislature
 - ▶ Formerly determined by the Gallagher Amendment, now in the hands of the General Assesmbly
- ▶ Mill Levy Rate – Certified by the Boards of each Taxing Entity
 - ▶ Mills can be locked in at a fixed or floating amount through a vote.
 - ▶ TABOR might apply which prevents increasing mills without a vote of the people.
 - ▶ Mills may be largely optional when an Authority is exempted form TABOR.

For Example...

6

2022 Actual Value	635,748
Assessment Rate	6.95%
Assessed Value	44,180
<u>Total Mill Levy</u>	<u>135.336</u>
Estimated Taxes	5,979

2023 Actual Value	980,000
Assessment Rate	6.765%
Assessed Value	66,150
<u>Total Mill Levy</u>	<u>135.336</u>
Estimated Taxes	8,952



Example Tax Calculation

<u>2022</u> Actual Value	687,066
Exemption	0
Assessment Rate	6.95%
Assessed Value	47,750
Total Mill Levy	138.222
Estimated Taxes	6,600

<u>2023</u> Actual Value	976,267
Exemption	15,000
Assessment Rate	6.765%
Assessed Value	65,030
Total Mill Levy	138.222
Estimated Taxes	8,990

Sources of Rates:

Actual Value: State Statute + County Assessor

Assessment Rate: State Assembly + Governor

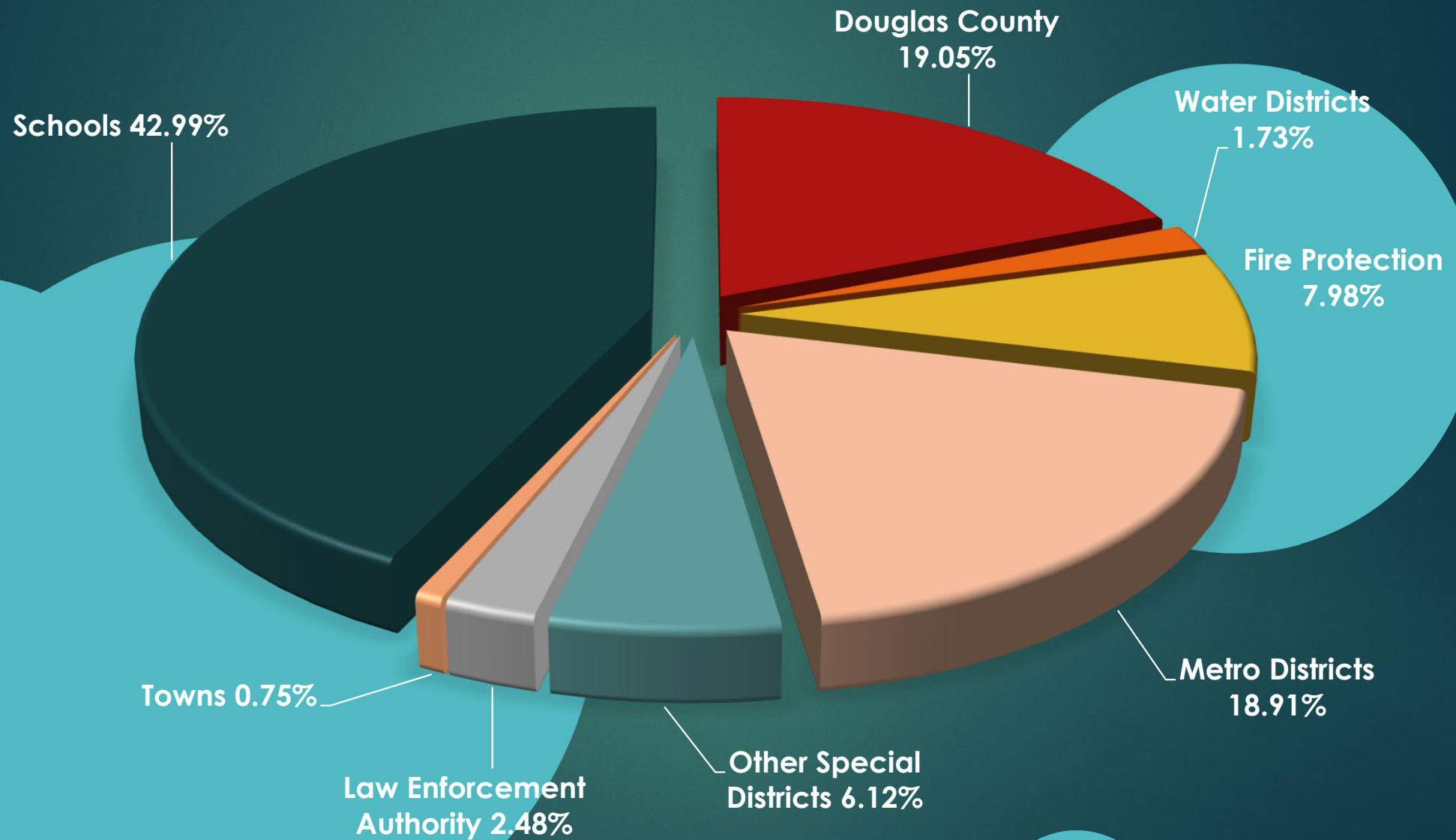
Mill Levy: Local Taxing Entities + TABOR



If Gallagher still applied...

<u>2023</u> Actual Value	976,267
Exemption	0
Assessment Rate	5%
Assessed Value	48,813
Total Mill Levy	138.222
Estimated Taxes	6,747

Where Does Your Money Go?



TABOR Amendment

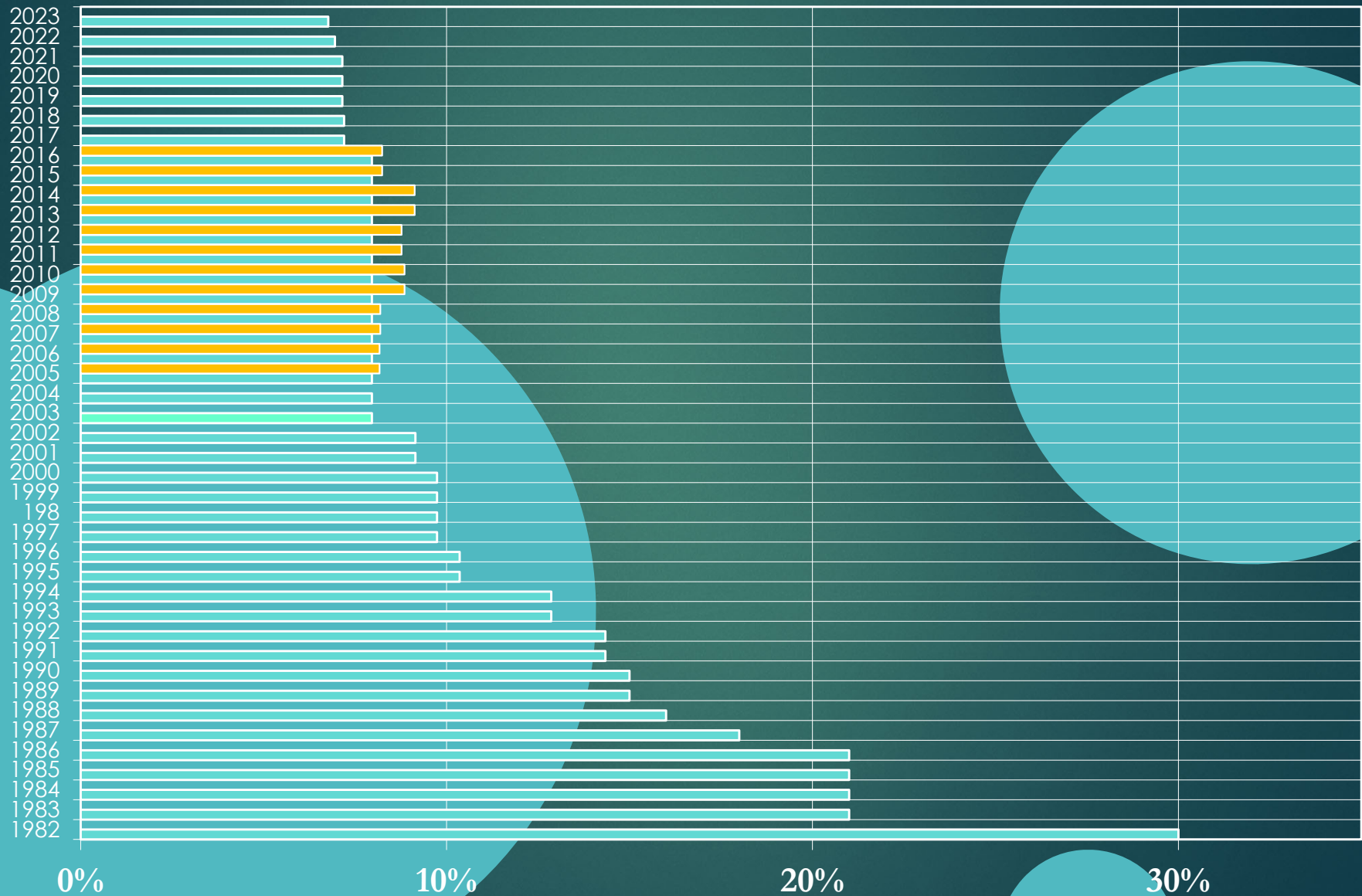
- ▶ TABOR (Taxpayer Bill of Rights) passed 1992
- ▶ Four Basic Restrictions on taxation and spending
 - ▶ Mill Levy
 - ▶ Tax Revenue
 - ▶ Spending
 - ▶ Assessment Rates
- ▶ Specifies the Market Approach (sales Comparison) for all Residential Property
- ▶ Applies to property and sales tax (most revenue)
- ▶ Applies to the state and local government
- ▶ Unless exempted
- ▶ Referendum C and Proposition HH

Gallagher Amendment

- ▶ Established in 1982: Created a “floating rate” for residential property.
- ▶ Rate was recalculated every two years.
- ▶ Most other property assessed at 29%.
- ▶ **Voters repealed portions of the Gallagher Amendment in 2020.**
- ▶ **Assessment rates are now in the hands of the state legislature!**
- ▶ Senate Bill 22-238 reduced the Residential Assessment Rate (RAR) in 2022 and 2023 by small amounts.
 - ▶ 6.95 in Tax Year 2022 (payable 23)
 - ▶ 6.765 in Tax Year 2023 (payable 24)
- ▶ No help for commercial property owners in 2022 but reduced rate for 2023.
- ▶ Senate Bill 23-303 sends Proposition HH to the voters in November.
 - ▶ Uses TABOR surplus to fund small decrease in the coming increase
 - ▶ Reduces RAR from 6.765 to 6.7
 - ▶ Increases Residential Exemption from 15k to 50k

What is the Residential Assessment Rate

11



Douglas County Median Sale Price by Month

12



Post Appraisal Date

Single Family Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	912	593	- 35.0%	2,587	2,016	- 22.1%
Sold Listings	593	473	- 20.2%	1,926	1,575	- 18.2%
Median Sales Price*	\$775,000	\$715,000	- 7.7%	\$730,000	\$700,000	- 4.1%
Average Sales Price*	\$931,875	\$849,515	- 8.8%	\$872,556	\$826,941	- 5.2%
Percent of List Price Received*	106.0%	99.7%	- 5.9%	104.6%	99.1%	- 5.3%
Days on Market Until Sale	13	38	+ 192.3%	17	47	+ 176.5%
Inventory of Homes for Sale	660	639	- 3.2%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Major Mandatory Reporting

14

- ▶ Notices of Value to Property Owners - May 1
- ▶ Notices of Determination to Petitioners - August 15
- ▶ County Board of Equalization - September 15
- ▶ Abstract of Assessment - November 21
- ▶ Certification of Values to Tax Districts - December 10
- ▶ Tax Warrant to County Treasurer - January 1
- ▶ Treasurer Tax Bills – January
- ▶ Taxes Due - Spring

Milestones

15

- ▶ Notices of Value to Property Owners - May 1
- ▶ Assessor Appeal Deadline – June 8
- ▶ Notices of Determination to Petitioners - August 15
- ▶ County Board of Equalization - September 15
- ▶ Abstract of Assessment - November
- ▶ Certification of Values to Tax Districts - December 10
- ▶ Tax Warrant to County Treasurer - January 1
- ▶ Treasurer Tax Bills – January
- ▶ Taxes Due - Spring

CBOE 4% Actual Value Adjustment

16

- ▶ • Total reduction in Actual Value is 4.06 billion
 - ▶ Actual Values reduced on 125,809 parcels
- ▶ • Average reduction in Actual Value is 32,300
- ▶ • Average reduction in Assessed Value is 2,200
- ▶ • Average decrease in Estimated Tax is \$223
- ▶ • Total decrease to next year Estimated Taxes is \$28,071,871

Legislative Impact on Authorities

0001 - Douglas County Government

18.524

Mill Levy

Tax Authority

Search

0001-Douglas County Government

0002-Douglas County Law Enforcement

CATEGORY	2022 Final Certification	2023 Values w/ 2022 Assmt Rates	Current SB238 Preliminary Values	If HH Passes Preliminary Values	Gallagher Preliminary Values
Property Tax Revenue Limit Calculations (5.5%)					
Current Year Gross Assessed	\$8,172,143,380	\$11,008,975,090	\$10,694,379,140	\$10,620,326,540	\$8,979,203,120
Current Year Extended Gross Assessed (2)	\$8,172,143,380	\$11,008,975,090	\$10,552,134,820	\$10,186,767,190	\$8,979,203,120
Less TIF District Increment (3)	\$79,310,754	\$98,982,938	\$98,982,938	\$98,982,938	\$98,982,938
Net Total Taxable Assessed	\$8,092,832,626	\$10,909,992,152	\$10,595,396,202	\$10,521,343,602	\$8,880,220,182
Net Total Taxable Extended Assessed (4)	\$8,092,832,626	\$10,909,992,152	\$10,453,151,882	\$10,087,784,252	\$8,880,220,182
New Construction Assessed (5)	\$187,848,090	\$240,419,576	\$233,871,424	\$231,944,463	\$185,154,777
Annexations/Inclusions Assessed (7)	\$0	\$0	\$0	\$0	\$0
Previously Exempt Federal Property Assessed (8)	\$0	\$0	\$0	\$0	\$0
Taxes Omitted Property Assessed (10)	\$54,912	\$18,287	\$18,287	\$18,287	\$18,287
Taxes Abated and Refunded (11)	\$291,194	\$1,066,580	\$1,066,580	\$1,066,580	\$1,066,580
Tabor Local Growth Calculations					
Total Actual Value (Real Property)	\$82,862,286,605	\$116,688,510,004	\$116,688,510,004	\$116,688,510,004	\$116,688,510,004
Total Extended Actual Property (1)	\$82,862,286,605	\$116,688,510,004	\$114,758,635,305	\$110,392,051,388	\$116,688,510,004
Construction of Taxable Real Property (2)	\$1,964,829,656	\$2,987,817,894	\$2,987,817,894	\$2,987,817,894	\$2,987,817,894
Annexations/Inclusions (3)	\$0	\$0	\$0	\$0	\$0
Previously Exempt Property (5)	\$11,628,992	\$4,750,941	\$4,750,941	\$4,750,941	\$4,750,941
Real Omitted Property (7)	\$0	\$0	\$0	\$0	\$0
Destruction of Taxable Real Property (8)	\$1,850,356	\$1,260,471	\$1,260,471	\$1,260,471	\$1,260,471
Disconnections/Exclusion (9)	\$0	\$0	\$0	\$0	\$0
Previously Taxable Property (10)	\$20,354,800	\$1,786,828	\$1,786,828	\$1,786,828	\$1,786,828
Totals					
Estimated Taxes using Net Assessed	\$149,911,632	\$202,096,695	\$196,269,119	\$194,897,369	\$164,497,199
Estimated Taxes using Extended Net Assessed	\$149,911,632	\$202,096,695	\$193,634,185	\$186,866,115	\$164,497,199

**Numbers in () align with Certification Letter

**Extended Values under 'Current SB238' include SB238 Residential \$15K and Commercial \$30K Adjustments

**Extended Values under 'If HH Passes' include SB303 Residential \$50K and Commercial \$30K Adjustments

SB 22-238

Class or Subclass	2022 assessment rate	2023 assessment rate	2024 assessment rate
Residential (not multi-family)	6.95%	6.765%	Recommended by DPT to Legislature
Residential Multi-family	6.8%	6.765%	6.8%
Improved Commercial	29%	27.9%	29%
All other Non-residential	29%	27.9%	29%
Ag and Renewable Energy (Real and Personal)	26.4%	NO CHANGE	NO CHANGE
Personal Property	29%	27.9%	29%

SB 23 303

19

- Reduce the Residential Assessment Rate (RAR) from 6.765% to 6.7% in 2023.
- Increase the principle residence reduction from \$15k to \$50k in 2023
- Extend the reduction in the non-RAR from 29% to 27.85% through 2026 and schedule further reductions to 27.65% in 2027, and again further in 2029 and 2031.
- Allows the Senior Homestead Exemption to become portable
- This proposal suggests a new cap on the growth of property tax collections equal to the rate of inflation. The law allows the governing body of each district to override the cap in any year.
- This limitation does not apply to school districts or certain other voter-approved taxes.
- This proposal would authorize the state to keep a portion of the state TABOR surplus to backfill local governments and school districts.
- It would “de-bruce” an additional 1 percentage point annually (cap = inflation + population + 1%).

Tax Authority Information



To access information for 2023, find a tax authority below. The links will open this year's documents for the selected authority. To see prior year Abstracts and Certification Letters, going from 2013 to 2022, click the link to Historical Certifications.

NOTE: In reappraisal years (odd-numbered years) budgets should be calculated from re-certified values so that changes due to County Board of Equalization appeals are included. Re-certification will occur in the second or third week of November.

Taxing Authorities Summit

<input type="text" value="Search"/>	Certification Letter
<input checked="" type="radio"/> 0001 - Douglas County Government	Abstract Summary
<input type="radio"/> 0002 - Douglas County Law Enforcement	Historical Certifications
<input type="radio"/> 2001 - Douglas County Re-1 School District	
<input type="radio"/> 2002 - Douglas County Schools - Cap Reserve	
<input type="radio"/> 2003 - Douglas County Schools - Insurance Reserve	

Sample Impact: Highlands Ranch

	2022 Taxes Billed		2023 Taxes Billed SB21-293		2024 Taxes Estimate SB22-238		2024 Taxes Estimate SB23-303	
	Highlands Ranch		Highlands Ranch		Highlands Ranch		Highlands Ranch	
	Autumn Ash Place		Autumn Ash Place		Autumn Ash Place		Autumn Ash Place	
Actual Value	583,704	11%	583,704	0%	857,142	47%	857,142	47%
Off The Top Adjustment					(15,000)		(50,000)	38%
Assessment Rate	7.15%	0.01%	6.95%	-2.61%	6.765%	-2.71%	6.700%	-3.61%
Assessed Value	41,740		40,570		56,970		54,070	33%
Taxes:	2021 Mills		2022 Mills		2023 Mills		2023 Mills	
	(Collected in	Tax	(Collected in	Tax	(Collected in	Tax	(Collected in	Tax
DC Government	18.774	\$ 784	18.774	\$ 762	18.774	\$ 1,070	18.774	\$ 1,015
DC Temporary Mill Levy Credit	(1.250)	(52)	(1.250)	(51)	(1.250)	(71)	(1.250)	(68)
Developmental Disabilities	1.000	42	1.000	41	1.000	57	1.000	54
DC Law Enforcement	4.500	188	4.500	183	4.500	256	4.500	243
DC School District	43.797	1,828	42.836	1,738	42.836	2,440	42.836	2,316
DC Public Library	4.021	168	4.008	163	4.008	228	4.008	217
HR Metro District	11.205	468	11.205	455	11.205	638	11.205	606
South Metro Fire District	9.319	389	9.288	377	9.288	529	9.288	502
Urban Drainage & Flood Control	0.900	38	0.900	37	0.900	51	0.900	49
Urban Drainage & Flood South Pla	0.100	4	0.100	4	0.100	6	0.100	5
Total Property Taxes Paid	92.366	\$ 3,855	91.361	\$ 3,707	91.361	\$ 5,205	91.361	\$ 4,940
Annual \$ Change		\$ 363.51		\$ (149)		\$ 1,498		\$ 1,233
Annual % Change		10%		-4%		40%		33%
Monthly Change		\$ 30.29		\$ (12)		\$ 125		\$ 103

Sample Impact: Keene Ranch

22

	2022 Taxes Billed		2023 Taxes Billed SB21-293		2024 Taxes Estimate SB22-238		2024 Taxes Estimate SB23-303	
	Keene Ranch		Keene Ranch		Keene Ranch		Keene Ranch	
	Castle Butte Dr		Castle Butte Dr		Castle Butte Dr		Castle Butte Dr	
Actual Value	1,064,908	12%	1,064,908	0%	1,741,222	64%	1,741,222	64%
Off The Top Adjustment					(15,000)		(50,000)	53%
Assessment Rate	7.15%	0.01%	6.95%	-2.81%	6.765%	-2.71%	6.700%	-3.61%
Assessed Value	76,140		74,020		116,770		113,310	53%
Taxes:	2021 Mills (Collected in	Tax	2022 Mills (Collected in	Tax	2023 Mills (Collected in	Tax	2023 Mills (Collected in	Tax
DC Government	18.774	\$ 1,429	18.774	\$ 1,390	18.774	\$ 2,192	18.774	\$ 2,127
DC Temporary Mill Levy Credit	(1.250)	(95)	(1.250)	(93)	(1.250)	(146)	(1.250)	(142)
Developmental Disabilities	1.000	76	1.000	74	1.000	117	1.000	113
Douglas County Law Enforcement	4.500	343	4.500	333	4.500	525	4.500	510
DC School District	43.797	3,335	42.836	3,171	42.836	5,002	42.836	4,854
DC Public Library	4.021	306	4.008	297	4.008	468	4.008	454
Cedar Hill Cemetery	0.124	9	0.125	9	0.125	15	0.125	14
Castle Rock Fire Protection	10.100	769	12.000	888	12.000	1,401	12.000	1,360
Total Property Taxes Paid	81.066	\$ 6,172	81.993	\$ 6,069	81.993	\$ 9,574	81.993	\$ 9,291
Annual \$ Change		\$ 596.47		\$ (103)		\$ 3,505		\$ 3,222
Annual % Change		11%		-2%		58%		53%
Monthly Change		\$ 49.71		\$ (9)		\$ 292		\$ 268

Assessor's Website and Tools

23



Contact the Assessor's Office

- ASSESSOR HOME
- HOMEOWNERS
- TAXING AUTHORITIES
- BUSINESS
- LAND AND AGRICULTURE
- ABOUT
- ONLINE SERVICES

PROPERTY SEARCH

Property Search: Use the search below to search for Douglas County properties

All Search County Properties, e.g. '123 Main' or 'John Smith' ✕ 🔍 Sort by Best Match

The Douglas County Assessor's Office makes no warranties, either expressed or implied, concerning the accuracy or completeness of the data presented on this website for any other use, and assumes no liability associated with the use of this data. By clicking on a result in the search, you acknowledge that you accept this disclaimer.

HELP ME WITH:

- Appeals
- DC Maps
- Advanced Search
- Senior Information
- Forms
- Update Mailing Address
- Get Taxes Due
- Sales Search
- Assessor Data
- Search Assessor Website



The Parcel Detail Screen

24

- Summary Info
- Building Info
- Land Info
- Tax Authorities
- Documents
- Historical Values
- Neighborhood Sales Search
- Maps

DOUGLAS COUNTY
ASSESSOR'S OFFICE COLORADO

ASSESSOR HOME

Property Details for 2017 ▾

Search 🔍 Print 🖨️ Actions & Links ☰


Account #: R0086810 Parcel #: 2607-160-00-011 6880 S INTERSTATE 25

**6880 S INTERSTATE 25
CASTLE ROCK, CO 80104**

Ownership Information
DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
100 THIRD ST
CASTLE ROCK, CO 80104

[View Neighborhood Sales](#)

[Send us an updated photo](#)



[Explore this Neighborhood in DougCo Connect](#) [Other Maps](#) ▾

Account Summary
Account Type: Exempt
Location Description: TR SE1/4 16-9-67 25.740 AM/L LSP 4280

Valuation Info
Current value in process
2017 Actual Value: \$499,968 2017 Tax Rate: 8.8136%
2017 Assessed Value: \$144,990 2017 Est. Taxes: \$12,779

Sales History
Last Sale 08/28/2013 for \$675,000
Grantor: MARTINEZ REAL ESTATE CO LLC
Grantee: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

Building Details
Built in 1971 - 2 Story
3,838 above ground sqft - 1,456 Basement sqft

Land Details
Land: 25.74 Acres - Exempt

Tax Authorities
10 Tax Authorities - Total Mills: 88.136

Documents
Notice of Determination, Notice of Valuation and other documents related to this property.

⊕ Expand All ⊖ Collapse All

- ⊖ Account Summary
- ⊖ Valuation Info
- ⊖ Sales History
- ⊖ Building Details
- ⊖ Land Details
- ⊖ Tax Authorities
- ⊖ Documents

⊕ Expand All ⊖ Collapse All

Assessor's Website – Authority List

25

☐ Tax Authorities

Show graphs

ID ↕	Authority Name ↕	Mills ▼	Tax Rate ▼	Est. Tax Amount ▼
☐ 2001	Douglas County Re-1 School District	36.136	3.6136%	\$3,220
☐ 0001	Douglas County Government	18.524	1.8524%	\$1,650
☐ 4009	Franktown Fire Protection District	13.354	1.3354%	\$1,190
☐ 2004	Douglas County Schools - Debt Service	6.700	0.6700%	\$597
☐ 0002	Douglas County Law Enforcement	4.500	0.4500%	\$401
☐ 4390	Douglas Public Library District	4.008	0.4008%	\$357
☐ 4002	Urban Drainage & Flood Control District	0.900	0.0900%	\$80
☐ 4340	Cherry Creek Basin Water Quality Authority	0.500	0.0500%	\$45
☐ 4392	Urban Drainage & Flood South Platte	0.100	0.0100%	\$9
☐ 2002	Douglas County Schools - Cap Reserve	0.000	0.0000%	\$0
☐ 2003	Douglas County Schools - Insurance Reserve	0.000	0.0000%	\$0
☐ 4010	Regional Transportation District	0.000	0.0000%	\$0
☐ 4011	Denver SE Suburban Water & Sanitation District	0.000	0.0000%	\$0
☐ 4077	Douglas County Soil Conservation District	0.000	0.0000%	\$0
Total: 14 Authorities		84.722	8.4722%	\$7,549

Backfill Report

2022 Gross Assessed Valuation (Real Only)	Modified Mill Levy** (In Decimal)
7,603,882,650	0.018524

**Modified Mill Levy does not include Bond or Contract Funds.

Class/Subclass	2023 Actual Values	2022 Assmt Rates	2023 Values w/ 2022 Assmt Rates	Total Valuation Reduction based on SB238	Current SB238 Assmt Rates	Current SB238 Assessed Values	Total Valuation Reduction based on SB303	SB303 Assmt Rates	SB303 Assessed Value
Vacant Land	\$1,509,763,893	29.00%	\$437,831,870		27.900%	\$421,223,840		27.850%	\$420,468,310
Residential	\$97,739,026,629	6.95%	\$6,792,865,140	\$1,871,990,920	6.765%	\$6,485,407,660	\$6,232,646,080	6.700%	\$6,130,929,380
Multi Family	\$7,000,949,198	6.80%	\$476,064,560	\$2,540,896	6.765%	\$473,440,340	\$8,469,653	6.700%	\$468,494,090
Commercial	\$7,609,315,401	29.00%	\$2,206,701,420	\$55,342,883	27.900%	\$2,107,566,990	\$55,342,883	27.850%	\$2,103,789,060
Industrial	\$1,228,932,947	29.00%	\$356,390,550		27.900%	\$342,872,120		27.850%	\$342,258,240
Agricultural	\$81,455,257	26.40%	\$21,504,670		26.400%	\$21,504,670		26.400%	\$21,504,670
Other Ag	\$18,074,385	29.00%	\$5,241,630		27.900%	\$5,042,770		27.850%	\$5,033,680
Natural Resources	\$821,976	29.00%	\$238,230		27.900%	\$229,190		27.850%	\$228,730
State Assessed	\$108,299,600	29.00%	\$30,154,300		27.900%	\$30,154,300		27.850%	\$30,154,300
Renewable PP	\$1,593,064	26.40%	\$420,570		26.400%	\$420,570		26.400%	\$420,570
All Other PP	\$2,380,681,914	29.00%	\$681,562,150		27.900%	\$664,272,370		27.850%	\$663,486,160
Totals:	\$117,678,914,264		\$11,008,975,090			\$10,552,134,820			\$10,186,767,190

Revenue Reductions	2023 Values w/2022 Assmt Rate Tax Revenue	SB22-238 Tax Revenue Modified	SB-238 Gross Revenue Reduction Estimate	TIF Base %	SB22-238 Net Revenue Reduction Estimate	2023 Values w/2022 Assmt Rate Tax Revenue	SB23-303 Tax Revenue Modified	SB23-303 Gross Revenue Reduction Estimate	TIF Base %	SB23-303 Net Revenue Reduction Estimate
	\$203,930,255	\$195,467,745	\$8,462,509	99.062%	\$8,383,128	\$203,930,255	\$188,699,675	\$15,230,579	99.062%	\$15,087,711
Real Property Assessed Value Change	2022 Net Assessed Value	SB22-238 Net Assessed Value	Assessed Change			2022 Net Assessed Value	SB223-303 Net Assessed Value	Assessed Change		
	\$7,530,086,874	\$9,794,694,008	\$2,264,607,135			\$7,530,086,874	\$9,433,532,497	\$1,903,445,624		
				% Change					% Change	
				30.07%					25.28%	

2022 Net Assessed Value from Final Certification Form	2022 Gross Assessed Value from Final Certification Form	2022 Net Assessed Value (Real Only)
\$8,092,832,626	\$8,172,143,380	\$7,530,086,874
2023 Net Assessed Value from Final Certification Form	2023 Gross Assessed Value from Final Certification Form	
\$10,453,151,882	\$10,552,134,820	

Thank you!

27

A Message from the Board of Douglas County Commissioners:

Thank you for attending the 2023 Taxing Authorities Summit. It is time for property tax relief, please join us in the solution.

You first heard from us in April when we reported that of the more than 1,000 Douglas County residents who participated in the [County's 2023 Citizen Survey](#), 33 percent of those polled *strongly* agree that their tax burden is rising too fast, almost double the findings on the same question from the 2021 survey. These findings were confirmed during three property-tax-focused live town halls that followed. From our hard-working young families to our older adults who have lived in Douglas County for decades, everyone is anticipating difficult times resulting from historically high property taxes, ballooning cost of home ownership, on top of unprecedented inflation.

Because we have the authority to act, and the residents we all serve are facing steep property tax increases, we must act now and should do so in coordination with all taxing authorities in Douglas County to reduce the impact on residential property owners.

County Commissioner Abe Laydon, District I, Chair

County Commissioner George Teal, District II, Vice-Chair

County Commissioner Lora Thomas, District III