

August 22, 2025

Greetings,

We have enclosed the 2025 Preliminary Certification of Valuation for «AUTHORITYNAME». The Preliminary Certification has applied the assessment conditions enacted from recent legislative and regulatory events. As a result, the split assessment rate structure for residential property, and updated assessment rates for non-residential property have been applied. The 2025 County Board of Equalization will be held in October, the results of which will be reflected in the final certification that is published in late November.

It is important to note the Douglas County Assessor has previously published preliminary certifications to provide information to local governments as regulation evolved. All prior, current-year certifications are inaccurate and should not be used in any manner to calculate mill levies or perform any other type of analysis.

In accordance with Colorado law, and Article X of the Colorado Constitution, I hereby certify the values of property located within the limits of each entity, as listed on the attached Certification of Values. The Final Certification of Values will be published by this office on or before December 1 and will include any changes to the current tax policy that are enacted during the special session or general election. Entities intending to certify a levy for the current Tax Year must certify to the Board of County Commissioners by December 15. Your organization will receive information from Douglas County by December 1 regarding accessing the mill levy certification application to certify your mill levies to the Douglas County BOCC.

Pursuant to Section 32-1-306, C.R.S., a special district shall maintain a current, accurate map of its boundaries, and shall provide for such maps to be on file with the County Assessor on or before January 1 of each year. This statutory requirement is frequently overlooked and is the means for this office to find parcels omitted from your certification. The enclosed Certification of Valuation, along with a new Certification Guide, as well as updated Abstract Summaries, can be found on the Douglas County Assessor web site, www.douglas.co.us/assessor/taxing-authorities. If you have any questions, please contact my office by phone at 303-660-7450 or by email at assessors@douglas.co.us.

Respectfully,

Toby Damisch
Douglas County Assessor