

### ASSESSMENT INFORMATION

Notices of increased valuation are mailed to land and building owners by May 15 each year.  
 Notices of increased valuation are mailed to personal property owners by June 15 each year.  
 For 1988 property is appraised at a 1985 actual value; residential property is appraised at 16 percent and all other property is assessed at 29 percent thereof, according to law.

#### 1989 Real Property Appeals

The Assessor will hear objections concerning land and building valuation beginning MAY 15th through JUNE 15th. The Assessor cannot by law hear objections for 1989 land and building assessments after June 15, 1989.

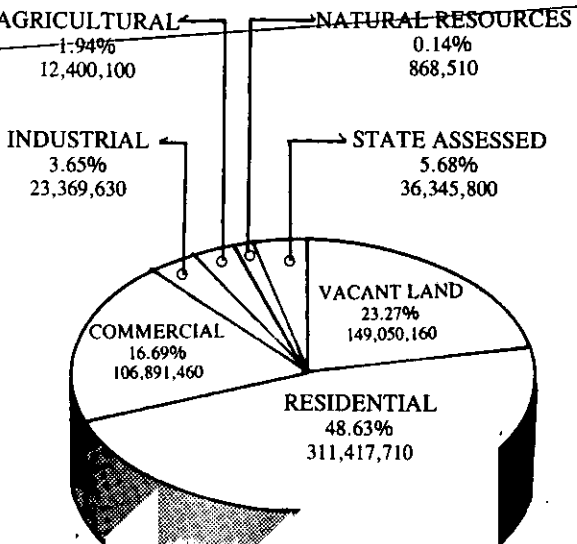
If your valuation is in excess of 16 percent of the actual 1985 value for residential for 29 percent for other property, please notify the Assessor so adjustments can be made on 1989 valuations. The Assessor is always willing to answer any questions pertaining to property assessment.

The goal of the Assessor is equalization of assessments so that the burden of taxes may be distributed as fairly and equally as the law allows.

#### 1989 Personal Property Appeals

The Assessor will hear objections concerning personal property valuation beginning June 15, and concluding by July 5. The Assessor cannot by law hear objections for 1989 personal property assessments after July 5, 1989.

### DISTRIBUTION OF VALUATION BY CLASSIFICATION



### GENERAL INFORMATION

The aim and endeavor of the Assessor is to make a just assessment of property, in order to insure that the burden of taxes is distributed equally in accordance with the amount of property each taxpayer owns. In an effort to equalize the assessments among all property owners, this office will continue a thorough reappraisal program. We appreciate all the assistance you can offer, and thank you in advance for your cooperation with this effort.

It is the duty of the Assessor to list, as nearly as possible, all assessable property in the county, and to make an equitable assessment of the same at a value as near the actual as it is possible to determine; than to certify the valuations to the various tax levying boards.

#### PLEASE REMEMBER

#### THE ASSESSOR HAS ABSOLUTELY NOTHING TO DO WITH SETTING ANY TAX LEVY

*County Tax is levied by the Board of Commissioners.  
 City and Town Tax is levied by District Directors.  
 School Tax is levied by the District School Board.*

After the levies are received by this office, it is the duty of the Assessor to extend the taxes upon the property assessed, and then certify and deliver the tax roll to the County Treasurer for collection according to law.

#### IMPORTANT INFORMATION

All property, except that specifically exempted by law, is subject to taxation, and it is the responsibility of the owner to see that it is listed with the Assessor.

Please feel free to contact this office with any questions you may have pertaining to your valuation.

#### TAX INFORMATION

1988 Taxes are due January 1, 1989. Taxes may be paid in two separate payments. To avoid penalties, the first half must be paid prior to March 1st and the second half must be paid prior to August 1st, or if taxes are paid in full by April 30th, no interest is charged.

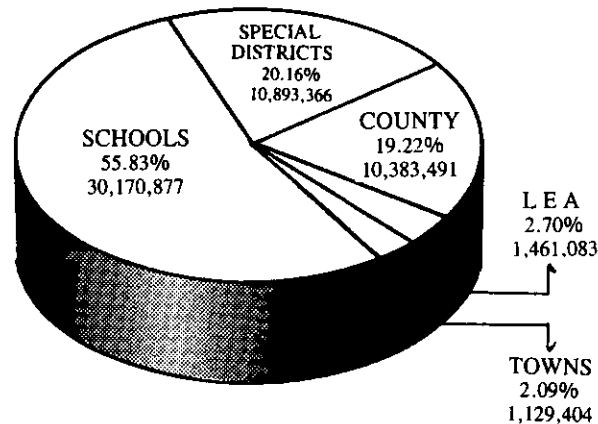
If the first half becomes delinquent but the full tax is paid prior to May 1st, no penalty for such delinquency will be charged.

All unpaid taxes are considered delinquent August 1st, and will subsequently be sold at the Treasurer's annual tax sale as mandated by state statute.

Senate Bill 114 (1973 C.R.S.) requires full payment of taxes totaling less than \$25.00, and such taxes shall be paid no later than the last day of April.

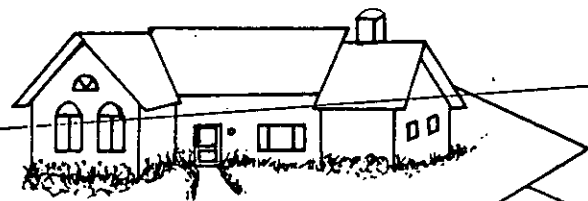
Ginger Chase  
 County Assessor

### 1988 DISTRIBUTION OF TAXES ALLOCATION OF YOUR PROPERTY TAX DOLLAR



#### • MILL LEVY •

• Where you live within a county determines the taxing jurisdictions to which you will pay your taxes.



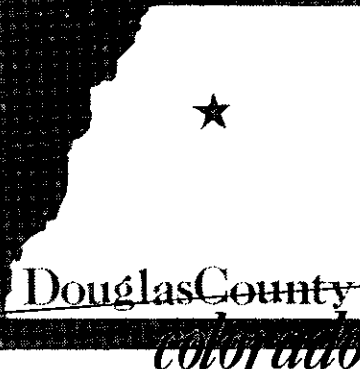
County Mill Levy	County Mill Levy	16.313
City Mill Levy	City Mill Levy	2.206
School District Mill Levy	School District Mill Levy	47.400
Water & Sanitation Mill Levy	Water & Sanitation Mill Levy	5.947
<b>TOTAL MILL LEVY</b>		<b>71.866</b>

#### PROPERTY TAXES

The Total Mill Levy which is applied to Mr. Smith's home is 71.866 mills.

# Abstract of Assessment And Levies

1988



Ginger Chase  
**ASSESSOR**

301 Wilcox  
 Suite 201  
 Castle Rock, CO  
 80104  
 660-7450

# Abstract of Assessment And Levies

## 1988

### CLASSIFICATION VALUATION

VACANT LAND . . . . . 149,050,160

**RESIDENTIAL**  
 Improved Land . . . . . 73,820,220  
 Improvements . . . . . 237,000,780  
 Mobile Homes . . . . . 596,710  
**TOTAL** . . . . . 311,417,710

**COMMERCIAL**  
 Improved Land . . . . . 26,226,110  
 Improvements . . . . . 59,172,260  
 Personal Property . . . . . 21,493,090  
**TOTAL** . . . . . 106,891,460

**INDUSTRIAL**  
 Improved Land . . . . . 6,153,700  
 Improvements . . . . . 10,612,180  
 Personal Property . . . . . 6,603,750  
**TOTAL** . . . . . 23,369,630

**AGRICULTURAL**  
 Irrigated Farm Land . . . . . 305,980  
 Dry Farm Land . . . . . 419,990  
 Meadow Hay Land . . . . . 45,750  
 Grazing Land . . . . . 1,797,590  
 Other Land . . . . . 667,600  
 Agricultural Imps . . . . . 9,163,090  
**TOTAL** . . . . . 12,400,100

**NATURAL RESOURCES (Non-Metalic)**  
 Earth/Stone Products . . . . . 92,890  
 Severed Mineral . . . . . 117,370  
 Non-Producing (Unpatented) . . . . . 90  
 Personal Property . . . . . 658,160  
**TOTAL** . . . . . 868,510

**NATURAL RESOURCES (Metalic)**  
 None

**THE ASSESSOR'S OFFICE** is ready at all times to give courteous answers to inquiries pertaining to taxation and to adjust erroneous or illegal assessments. Please contact

## SUMMARY

TOTAL ASSESSMENT OF REAL PROPERTY . . . . . 575,242,570

TOTAL ASSESSMENT OF PERSONAL PROPERTY . . . . . 28,755,000

TOTAL ASSESSMENT BY COUNTY ASSESSOR . . . . . 603,997,570

TOTAL TAXABLE PROPERTY . . . . . 640,343,370

STATE ASSESSED PROPERTY . . . . . 36,345,800

TOTAL EXEMPT PROPERTY . . . . . 99,083,610

TOTAL ASSESSED AND EXEMPT PROPERTY . . . . . 739,426,980

## LEVIES AND REVENUES

### NEW GROWTH VALUATIONS (NG)\*

SCHOOL DISTRICT	VALUATION	LEVY	REVENUE
General Fund	636,516,383	37.600	23,933,016
Capital Res.			
Bond Redemption	636,516,383	9.800	6,237,861
<b>TOTAL</b>	<b>636,516,383</b>	<b>47.400</b>	<b>30,170,877</b>
<b>NEW GROWTH</b>	<b>6,139,007</b>		

## COUNTY

General Fund	636,516,383	8.387	5,338,463
Road/ Bridge	636,516,383	5.560	3,539,031
Social Service	636,516,383	0.415	264,154
Library Fund	636,516,383	0.953	606,600
Capital Expend	636,516,383	.333	211,960
Debt Service	636,516,383	.665	423,283
<b>TOTAL</b>	<b>636,516,383</b>	<b>16.313</b>	<b>10,383,491</b>
<b>NEW GROWTH</b>	<b>6,139,007</b>		

LEA NEW GROWTH 506,441,327 2.885 1,461,083

## TOWNS

Castle Rock	82,496,437	12.157	1,002,909
New Growth	610,292		
Larkspur	1,399,580	15.000	20,994
New Growth	3,939		
Littleton	1,786,420	5.061	9,041
New Growth	-0-		
Parker	43,726,086	2.206	96,460
New Growth	513,274		

## SPECIAL DISTRICTS

NAME	REG. ASSD. VALUATION	REVENUE	LEVY	N.G. ASSD. VALUATION
Antelope Springs Water & San.				
Bald Mountain Fire	1,641,687	10,528	6.413	-0-
Bell Min Ranch Master Metro	8,014	217	27.119	-0-
Bell Min Ranch Phase 2 Metro	5,575	126	22.519	-0-
Bell Min Ranch Phase 3 Metro	11,875	329	27.719	-0-
Bell Min Ranch Pk & Rec Metro	25,464	284	11.145	-0-
Castle Pines Comm. Metro -1	79,214	-0-	-0-	-0-
Castle Pines Comm. Metro -2	312,678	-0-	-0-	-0-
Castle Pines Comm. Metro -3	118,747	-0-	-0-	-0-
Castle Pines Comm. Metro -4	113,517	-0-	-0-	-0-
Castle Pines Comm. Metro -5	280,641	-0-	-0-	-0-
Castle Pines Metropolitan	25,397,710	584,147	23.000	65,644
Castle Pines North Metropolitan	12,311,124	231,104	18.772	507,208
Castle Rock Fire	21,494,302	56,315	2.620	413,973
Castleton Center Water & San	1,191,082	2,044	1.716	-0-
Castlewood Fire	73,257,120	359,253	4.904	759,968
Cedar Hill Cemetery	134,181,594	77,020	0.574	752,175
Centennial Water & Sanitation	4,988	-0-	-0-	-0-
Cherry Creek So Metro -1	28,803	739	25.655	184,548
Cherry Creek So Metro -2	38	-0-	-0-	-0-
Cherry Creek Basin Auth	249,877,450	124,939	0.500	1,920,257
Cottonwood Metropolitan	13,461,406	169,614	12.600	23,506
Cottonwood Water & Sanitation	13,477,500	202,567	15.030	23,506
Crystal Valley Metro -1	9,750	303	31.029	-0-
Crystal Valley Metro -2	4,420	137	31.029	-0-
Dawson Ridge Metro -1	557,999	457	0.819	-0-
Dawson Ridge Metro -2	31,188	118	3.789	-0-
Dawson Ridge Metro -3	246,308	599	2.433	-0-
Dawson Ridge Metro -4	3,038	65	21.531	-0-
Dawson Ridge Metro -5	60,460	166	2.740	-0-
Denver SE Suburban Water & San	37,323,613	522,531	14.000	234,903
Douglas County Metro	63,822	3,191	50.000	-0-
Franktown Fire	36,683,776	258,804	7.055	204,679
Gondolier Metro	12,874	129	10.000	-0-
Highlands Ranch Metro -1	64,784,030	1,149,917	17.750	1,057,671
Highlands Ranch Metro -2	40,275,595	714,892	17.750	1,895,114
Highlands Ranch Water & San -1	64,784,230	421,096	6.500	1,057,671
Highlands Ranch Water & San -2	40,275,595	261,791	6.500	1,895,114
Highlands Ranch Water & San -3	1,712,062	40,970	23.930	-0-
Highlands Ranch Water & San -4	4,321	-0-	-0-	-0-
Highlands Ranch Water & San -5	4,321	-0-	-0-	-0-
Inverness Metro Improvement Dist.	20,013,894	270,188	13.500	-0-
Inverness Water & San	20,013,894	150,104	7.500	-0-

## SPECIAL DISTRICTS cont'd

Maheo Ranch Metro -1	8	-0-	-0-	-0-
Maheo Ranch Metro -2	109,860	-0-	-0-	-0-
Maheo Ranch Metro -3	76,001	-0-	-0-	-0-
Maheo Ranch Metro -4	50,053	-0-	-0-	-0-
Maheo Ranch Metro -5	22,077	-0-	-0-	-0-
McArthur Ranch Metro & Rec	1,686,232	4,401	2,610	3,984
Meadows Metro -1	2,960,131	65,123	22,000	321,420
Meadows Metro -2	14,904	329	27,000	-0-
Meadows Metro -3	21,447	472	22,000	-0-
Meadows Metro -4	441	10	22,000	-0-
Meadows Metro -5	38,512	847	22,000	-0-
Meadows Metro -6	9,034	194	22,000	-0-
Meadows Metro -7	16,476	362	22,000	-0-
Meridian Metro	19,635,551	274,898	14,000	-0-
Mountain Comm Fire Prot	1,681,822	10,007	5.950	1,303
Park Meadows Metro	29,011,292	548,400	18,903	240,037
Parker Fire	193,792,600	1,809,054	9.335	997,534
Parker Prop Metro -1	1,258,528	27,953	22.221	70,054
Parker Water & San	46,891,487	278,964	5.947	328,726
Perry Park Metro	8,811,520	55,134	6.257	12,012
Perry Park Water	801,753	5,863	19.431	-0-
Perry Park Water & San	13,794,688	395,052	28.638	52,998
Pinery East Metro	1,102,464	17,118	15.527	-0-
Pium Creek Metro	555,179	12,214	22,000	-0-
Regional Transportation	305,751,081	-0-	-0-	4,076,972
Roxborough Park Fire	14,918,506	-0-	-0-	237,265
Roxborough Park Metro	14,918,506	221,077	14,819	237,265
Roxborough Village Metro	5,660,432	43,449	7.676	144,711
Silver Heights Water & San	2,700,319	-0-	-0-	530
So Sub Metro Rec & Park	38,478,393	148,026	3.847	186,078
Southgate Sanitation	46,057,022	53,472	1.161	262,104
Southgate Water	46,057,022	170,319	3.698	262,104
South Park Metro	1,342,774	25,513	19.000	-0-
SW Metro Water & San	2,364,616	13,216	5.589	-0-
Stonegate Center Metro	359,318	9,342	26.000	-0-
Stonegate Village Metro	4,140,857	32,817	20.000	79,513
Thunderbird Water & San	3,567,582	46,211	12.953	2,645
Upper Cherry Creek Metro	3,286,578	56,891	17,310	76,466
Upper S Platte Water Cns	3,344,077	298	0.089	1,303
Urban Drainage & Flood Ctrl	329,159,002	189,925	0.577	3,986,891
Vesta City Water & San	74,585	-0-	-0-	2,335
Villages * CR Metro -1	8,087,866	242,636	30.000	171,874
Villages * CR Metro -2	15,000	479	31.931	-0-
Villages * CR Metro -3	14,128	419	29.646	-0-
Villages * CR Metro -4	55,222	697	12.614	-0-
Villages * CR Metro -5	22,899	732	31.974	-0-
Villages * CR Metro -6	40,656	813	20.000	-0-
Villages * CR Metro -7	2,210,006	66,300	30.000	45,003
Villages * CR Metro -8	35,371	-0-	-0-	-0-
Villages * CR Metro -9	2,061	70	33.785	-0-
West Douglas Fire	13,645,978	100,072	7.355	20,733
West Creek Lakes Water	768,062	11,980	15.598	234
Westfield Metro -1	142,113	186	1.307	-0-
Westfield Metro -2	28,295	583	20.619	-0-

\* NEW GROWTH VALUATIONS (HB1006) refer to the provisions of CRS 39-5-132 implemented by Douglas County which provides for the inclusion of New Construction occurring after January 1 and prior to July 1 in the tax roll for the current year.

The intent of this legislation is to mitigate the impact of growth in the local school by adding the value of newly constructed buildings to the tax roll earlier. The revenue generated from the affected properties will be utilized for capital improvements for all local taxing entities.

Abstract of Assessment and Levies for Douglas County, Colorado for 1988, are approved by the County Board of Equalization, Colorado Division of Property Taxation, and the State Board of Equalization.