

2012 Abstract of Assessment

CLASSIFICATION	ASSESSED VALUE	CLASSIFICATION	ASSESSED VALUE
Vacant Land		State Assessed	
Residential	133,288,870	Railroads	13,462,800
Commercial	76,557,000	Private Car Lines	2,517,800
Industrial	4,875,550	Airlines	1,700
PUD	428,600	Telephone and Telegraph Companies	58,620,400
All Other	15,334,180	Mobile Telephone Companies	20,433,400
Total Vacant Land	230,484,200	Telephone Reseller Companies	431,600
		Electric Companies	47,490,100
Residential		Rural Electric	57,791,600
Single Family	2,444,242,130	Gas Transmission Pipeline Companies	8,195,000
Multi-Family	105,359,650	Petrochemical Pipeline Companies	715,000
Condominiums	81,581,250	Total State Assessed	209,659,400
Mfg Housing	559,560		
Personal Property	1,906,840	Total Taxable Property	4,551,405,080
Total Residential	2,633,649,430		
		Exempt Property	
Commercial		United States Government	194,304,020
Possessory Interests	729,890	State of Colorado	30,198,200
Merchandising	415,783,500	Douglas County	149,252,330
Lodging	26,817,370	Political Subdivisions	433,049,400
Offices	266,050,570	Religious Worship	112,107,290
Recreation	44,138,900	Educational	9,681,750
Special Purpose	287,485,190	Charitable	41,203,340
Warehouse/Storage	48,610,920	Personal Property	30,629,220
Multi-Use	572,820	All Other	13,220,050
Commercial Condominiums	15,680,540	Total Exempt Property	1,013,625,600
Personal Property	247,047,280		
Total Commercial	1,352,916,980	Grand Total	5,565,030,680
Industrial			
Contract/Service	71,798,460		
Manufacturing/Processing	16,698,890		
Refining/Petroleum	105,000		
Industrial Condominiums	12,168,300		
Personal Property	6,591,140		
Total Industrial	107,361,790		
Agricultural			
Possessory Interests	790		
Irrigated Farm Land	146,510		
Dry Farm Land	626,410		
Meadow Land	160,660		
Grazing Land	1,599,140		
Forest Land	55,760		
Waste Land	250		
All Other	564,030		
Agricultural Improvements	13,744,440		
Total Agricultural	16,897,990		
Natural Resources			
Earth or Stone Products	305,100		
Natural Resources	65,370		
Severed Mineral Interests	61,740		
Personal Property	3,080		
Total Natural Resources	435,290		

Douglas County Elected Officials

District 1 Commissioner	Jack Hilbert
District 2 Commissioner	Roger Partridge
District 3 Commissioner	Jill Repella
Assessor	Teri Cox
Clerk and Recorder	Jack Arrowsmith
Coroner	Lora Thomas
Sheriff	David Weaver
Surveyor	Dale Hamilton
Treasurer	Diane Holbert

2012 Tax Rates and Revenues

COUNTY	ASSD VALUE	TAX RATE	REVENUE	SERVICE DISTRICTS	Regular Assd Value	Tax Rate	Revenue
General	4,551,405,080	1.3965	63,560,372	<small>*Active Districts Only</small>			
Road & Bridge	4,551,405,080	0.4493	20,449,463	Airport Vista Metro Dist #1	40	0.0000	0
Public Welfare	4,551,405,080	0.0316	1,438,244	Airport Vista Metro Dist #2	18,080	1.5000	271
Dev Disabilities	4,551,405,080	0.1000	4,551,405	Antelope Heights Metro	12,388,100	4.5553	564,315
Total County	4,551,405,080	1.9774	89,999,484	Arapahoe Water & WW PID	709,180	2.3250	16,488
				BMR Metropolitan Dist	240	0.0000	0
Law Enf Auth	2,787,264,700	0.4500	12,542,691	Canterberry Crossing	24,042,930	3.1645	760,839
				Canterberry Crossing II	19,010,470	3.8500	731,903
SCHOOL DISTRICT				Canyons Metro Dist 2	125,650	6.9000	8,670
General Fund	4,551,405,080	3.3599	152,922,659	Canyons Metro Dist 5	230	6.9000	16
Bond Fund	4,551,405,080	1.5128	68,853,656	Castle Oaks Metro District	9,310,140	5.0000	465,507
Total School	4,551,405,080	4.8727	221,776,315	Castle Oaks Metro Dist #2	172,120	2.5000	4,303
				Castle Oaks Metro Dist #3	1,579,000	4.4000	69,476
TOWNS				Castle Pines Comm #1	154,390	0.0000	0
Aurora	5,001,200	1.0290	51,462	Castle Pines Comm #2	3,277,570	0.0000	0
Littleton	3,932,850	0.6662	26,201	Castle Pines Comm #3	6,708,220	3.0000	201,247
Larkspur	5,469,620	1.5000	82,044	Castle Pines Comm #4	4,817,410	0.0000	0
Castle Rock	581,566,869	0.1703	990,408	Castle Pines Comm #5	2,826,660	0.0000	0
Parker	564,576,730	0.2602	1,469,029	Castle Pines Metro Dist	135,450,610	3.3834	4,582,836
Lone Tree	448,650,240	0.0000	0	Castle Pines North Metro	130,612,920	4.1000	5,355,130
Castle Pines	139,421,580	0.4500	627,397	Castle Rock DDA	40,383,790	0.3000	121,151
				Castle Rock Fire	65,368,290	0.8750	571,973
				Castleton Center W & S	7,107,080	0.5376	38,208
				Castlewood Ranch Metro	25,272,020	4.5000	1,137,241
				Cedar Hill Cemetery	861,056,950	0.0168	144,658
				Centennial Water & San	140,715	0.0000	0
				Chatfield South Water	4,826,790	1.0953	52,868
				Cherokee Ridge Estates	4,015,400	5.0000	200,770
				Cherry Creek Basin Water Quality	1,696,355,880	0.0500	848,178
				Cherry Creek South #1	35,798,560	2.1914	784,490
				Cherry Creek South #2	2,386,000	3.5000	83,510
				Colorado Horse Park Metro	400	0.0000	0
				Compark Bus. Campus	32,188,200	4.2000	1,351,904
				Compark Bus Cmps Debt Svc	2,294,190	1.8810	43,154
				Compark Bus Cmps Debt Svc 2	243,290	1.6190	3,939
				Concord Metro Dist	17,582,430	2.9000	509,890
				Consolidated Bell Mtn Rn	13,868,770	7.8869	1,093,816
				Cottonwood Metro	37,727,570	0.8800	332,003
				Cottonwood Water & San	76,541,460	2.7000	2,066,619
				Crowfoot Valley Ranch #1	16,190	0.0000	0
				Crowfoot Valley Ranch #2	287,230	7.6750	22,045
				Crystal Crossing Metro	2,566,900	6.1230	157,171
				Crystal Valley Metro #1	30,330	5.5940	1,697
				Crystal Valley Metro #1 dbt Svc	3,360	0.0000	0
				Crystal Valley Metro #2	14,710,110	5.5940	822,884
				Dawson Ridge Metro #1	79,030	4.5000	3,556
				Dawson Ridge Metro #2	5,350	4.5000	241
				Dawson Ridge Metro #3	65,750	4.5000	2,959
				Dawson Ridge Metro #4	5,040	4.5000	227
				Dawson Ridge Metro #5	50	4.5000	2
				Denver SE Sub W & S	164,046,170	0.0000	0
				DC Soil Conservation	4,364,082,020	0.0000	0
				DC Woodmoor Mtn Gen	2,045,390	0.9915	20,280
				Dominion Water & San	40	0.0000	0

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 2012 taxes (payable in 2013).

	Castle Rock DDA	Parker URA
Douglas County Government	0	\$ 70,356
Douglas County Schools - General Fund	0	\$ 119,545
Douglas County Schools - Bond Fund	0	\$ 53,825
Town of Castle Rock	0	0
Town of Parker	0	\$ 9,258
Douglas County Public Library District	0	\$ 14,474
Parker Fire Protection District	0	\$ 50,595
Parker Water & Sanitation District	0	\$ 34,187
Cherry Creek Basin Water Quality Authority	0	\$ 1,779
Urban Drainage & Flood Control District	0	\$ 2,131
Urban Drainage & Flood South Platte	0	\$ 206
Cedar Hill Cemetery	0	0
Pine Bluffs Metro District	0	\$ 3

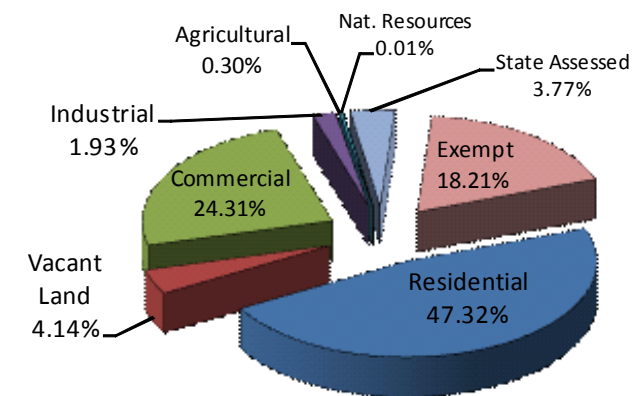
2012 Abstract of Assessment and Summary of Tax Levies



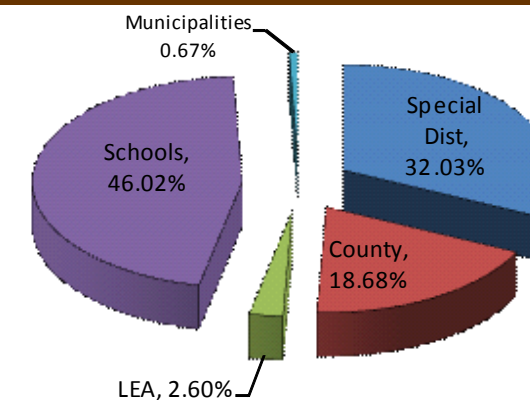
Teri Cox, Assessor
301 Wilcox Street
Castle Rock, CO 80104

Visit our website at:
www.douglas.co.us/assessor

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 2012 taxes are levied January 1, 2013. Taxes may be paid to the Douglas County Treasurer in two equal payments: the first is due by the last working day in February and the second is due by June 15, 2013. If the tax is paid in full, it is due by April 30, 2013.

SERVICE DISTRICTS <small>*Active Districts Only</small>	Regular Assd Value	Tax Rate	Revenue
Douglas County Public Library	4,551,405,080	0.4068	18,515,116
E-470 Potomac Metro	5,071,090	4.5737	231,936
E-470 Public Hwy Auth	586,659,250	0.0000	0
Founders Village Metro	35,840,730	7.9146	2,836,650
Franktown Business Area	2,590,070	2.5000	64,752
Franktown Fire	161,772,350	1.3170	2,114,365
Grandview Est Rur Water Cons	6,784,480	0.1500	10,177
Heritage Hills Metro District	34,546,520	4.0000	1,381,861
Heritage Hills Metro Bond Svc	874,810	1.1400	9,973
Hidden Pointe Metro	9,528,940	2.4000	228,695
High Prairie Farms Metro	38,651,700	1.2000	463,820
High Prairie Polo Club Metro #1	18,260	0.0000	0
High Prairie Polo Club Metro #2	1,316,770	0.0000	0
Highfield Metro District	709,180	2.5000	17,730
Highlands Ranch Metro	1,147,734,760	1.9713	22,625,295
Highlands Ranch Metro #5	133,410	0.0000	0
Horse Creek Metro	10,940,990	3.3000	361,053
Horseshoe Ridge Metro #2	5,143,870	3.5000	180,035
Horseshoe Ridge Metro #3	542,050	3.5000	18,972
Hunting Hill Metro	1,627,120	5.0000	81,356
Inverness Metro Imp Dist	95,418,960	0.6650	634,536
Inverness Metro Imp Debt Svc	749,590	0.0820	615
Inverness Water & San	95,418,960	0.8350	796,748
Inverness Water & San Debt Svc	749,590	0.7450	5,584
Jackson-105 Fire Protection	41,554,860	0.8128	337,758
Jordan Crossing Metro	1,868,430	4.2826	80,017
Lanterns Metro Dist	51,890	4.5000	2,335
Larkspur Fire Protection	122,039,300	1.5513	1,893,196
Lincoln Creek Metro	1,407,000	6.0000	84,420
Lincoln Meadows Metro	8,656,990	5.0000	432,850
Lincoln Park Metro Dist	30,032,180	5.5000	1,651,770
Lincoln Station Metro	13,338,160	5.0000	666,908
Lincoln Station Metro Debt Svc	1,463,700	4.5000	65,867
Littleton Fire	31,539,490	0.7678	242,160
Louviers Water & San Dist	1,609,720	1.2873	20,722
Maher Ranch Metro #4	21,868,090	5.7063	1,247,859
McArthur Ranch Metro Rec Dist	4,467,862	0.3053	13,640
Meadows Metro #1	37,904,310	3.5000	1,326,651
Meadows Metro #2	27,650,960	3.5000	967,784
Meadows Metro #3	8,595,690	3.5000	300,849
Meadows Metro #4	8,700	3.5000	305
Meadows Metro #4 Debt Svc	311,760	3.5000	10,912
Meadows Metro #5	10,600,260	3.5000	371,009
Meadows Metro #6	13,595,910	3.5000	475,857
Meadows Metro #7	22,821,910	3.5000	798,767
Meridian Metro	134,176,800	4.4000	5,903,779
Meridian Metro Debt Svc	8,563,660	2.1000	179,837
Meridian Metro Debt Svc 2	756,470	2.1000	15,886
Meridian Village Metro Dist 1	980	5.5000	54
Meridian Village Metro Dist 2	11,404,080	5.5477	632,664
Mountain Communities Fire	4,449,470	0.8582	38,185
Neu Towne Metro	3,188,800	4.8000	153,062
Northern DC Water & San Dist	57,292,620	0.9922	568,457
North Fork Fire	1,787,110	1.2000	21,445
North Meridian Metro Dist	71,679	3.8818	2,782
North Meridian Metro Debt Svc	144,960	3.2468	4,707
N. Pine Vistas Metro Dist #2	581,600	5.5000	31,988
N. Pine Vistas Metro Dist #3	581,600	5.5000	31,988
Olde Towne Metro	2,763,491	5.0000	138,175
Omnipark Metro	39,314,740	2.5000	982,869
Omnipark Metro Bond Svc	1,956,610	1.6000	31,306
Park Meadows Bus Imp Dist	250	0.0000	0
Park Meadows Metro	273,418,450	0.6387	1,746,324
Parker Authority for Reinvestment	45,055,970	0.0000	0

SERVICE DISTRICTS <small>*Active Districts Only</small>	Regular Assd Value	Tax Rate	Revenue
Parker Automotive Metro	6,599,787	5.0000	329,989
Parker Homestead Metro	1,008,600	4.2827	43,195
Parker Fire Prot Dist	1,247,386,470	1.4220	17,737,836
Parker Fire Prot Dist Debt Svc	4,991,570	0.0000	0
Parker Water & San	462,407,520	0.9727	4,497,838
Perry Park Metro	33,026,650	0.4733	156,315
Perry Park Water	361,230	0.0000	0
Perry Park Water & San	63,139,770	0.5614	354,467
Pine Bluffs Metro Dist	5,165,400	3.5000	180,789
Pinery Commercial Metro #1	16,560	0.0000	0
Pinery Commercial Metro #2	555,060	0.0000	0
Pinery West Metro #2	31,077,520	5.7652	1,791,681
Pinery West Metro #3	9,780,340	3.8500	376,543
Plum Creek Metro	17,910,830	2.3000	411,949
Rampart Range Metro #1	290	0.0000	0
Rampart Range Metro #2	18,775,440	4.6000	863,670
Rampart Range Metro #7	74,425,260	4.6000	3,423,562
Ravenna Metro Dist	10,528,930	6.3000	663,323
Reata North Metro Dist	13,077,780	3.5000	457,722
Reata South Metro Dist	16,021,120	5.5000	881,162
Regency Metro	3,192,700	5.2826	168,658
Regional Transportation Dist	2,928,919,020	0.0000	0
Robinson Ranch Metro	1,334,590	5.0000	66,730
RockingHorse Metro #1	8,700	0.0000	0
RockingHorse Metro #2	4,988,780	6.1000	304,316
Roxborough Water & San	92,784,450	1.3266	1,230,879
Roxborough Village Metro	52,585,810	5.7239	3,009,959
Sedalia Water & San	6,042,240	1.7789	107,485
Sierra Ridge Metro #2	41,320	5.5000	2,273
Silver Heights Water & San	4,736,970	0.0000	0
Solitude Metro	2,840	5.5000	156
South Meridian Metro	12,753,030	4.7602	607,070
S Meridian Metro Debt Svc	11,426,330	3.2468	370,990
S Meridian Metro Debt Svc #2	5,888,270	0.0000	0
S Meridian Metro Debt Svc #3	2,030,190	3.2468	65,916
South Metro Fire Rescue	936,097,220	0.9519	8,910,709
South Park Metro	2,272,180	0.6000	13,633
South Santa Fe Metro #1	220	0.0000	0
South Suburban Park & Rec	471,127,900	0.6960	3,279,050
Southeast Public Improv Metro	581,917,090	0.2083	1,212,133
Southgate Sanitation	531,638,000	0.0551	292,933
Southgate Water	529,481,350	0.0000	0
Southgate Water Bond Debt	2,115,150	0.0000	0
SW Metro Water & San	12,092,760	0.0000	0
Stone Canon Ranch Metro Dist	1,780,390	3.6340	64,699
Stonegate Village Metro	72,016,190	2.7803	2,002,266
Tallman Gulch Metro	815,522	5.5000	44,854
Thunderbird Water & San	5,898,940	1.1878	70,068
Upper South Platte Water Cns	9,800,730	0.0133	1,303
Urban Drainage & Fld Ctrl	3,490,532,860	0.0599	2,090,829
Urban Drainage & Fld S Plt	3,490,532,860	0.0058	202,451
Ute Pass Regional Ambulance	4,259,960	0.4035	17,189
Villages @ CR Metro #4	1,367,860	0.4185	5,724
Villages @ CR Metro #6	7,536,820	7.1536	539,154
Villages @ CR Metro #7	18,805,760	1.6311	306,741
Villages @ CR Metro #9	10,370	0.0000	0
Vistas at Rock Canyon Metro	1,465,610	2.0000	29,312
West Douglas County Fire	49,400,120	0.7350	363,091
West Metro Fire	104,813,200	1.3739	1,440,029
Westcreek Lakes Water	1,707,760	1.4260	24,353
Westcreek Metro Dist #1	524,754	3.5000	18,366
Westcreek Metro Dist #2	1,419,450	5.0000	70,973
Westfield Metro #1	151,040	1.0000	1,510
Westfield Metro #2	139,170	1.0000	1,392