

# Value by Classification

CLASSIFICATION	ASSESSED VALUE
<b>Vacant Land</b>	
Vacant Land	
Residential	303,726,660
Commercial	87,124,150
Industrial	8,775,410
PUD	319,350
All Other	18,128,890
<b>Total Vacant Land</b>	<b>418,074,460</b>
<b>Residential</b>	
Single Family	6,163,495,210
Multi-Family	466,411,530
Condominiums	188,665,760
Mfg. Housing	1,442,350
Personal Property	16,966,030
<b>Total Residential</b>	<b>6,836,980,880</b>
<b>Commercial</b>	
Possessory Interests	2,092,830
Merchandising	779,182,360
Lodging	84,426,480
Offices	474,286,560
Recreation	66,661,350
Special Purpose	519,692,760
Warehouse/Storage	131,484,500
Multi-Use	281,740
Commercial Condominiums	33,762,030
Personal Property	407,319,300
<b>Total Commercial</b>	<b>2,499,189,910</b>
<b>Industrial</b>	
Contract/Service	255,031,650
Manufacturing/Processing	42,184,840
Refining/Petroleum	174,970
Industrial Condominiums	44,842,960
Personal Property	11,230,650
<b>Total Industrial</b>	<b>353,465,070</b>
<b>Agricultural</b>	
Possessory Interests	3,360
Irrigated Farm Land	227,250
Dry Farm Land	1,220,700
Meadow Land	237,880
Grazing Land	1,850,900
Forest Land	80,630
Waste Land	140
All Other	2,122,140
Agricultural Improvements	21,549,810
<b>Total Agricultural</b>	<b>27,292,810</b>
<b>Natural Resources</b>	
Earth or Stone Products	93,200
Natural Resources	14,490
Severed Mineral Interests	121,500
Personal Property	0
<b>Total Natural Resources</b>	<b>229,190</b>
<b>State Assessed</b>	
Railroads	30,244,700
Private Car Lines	1,415,100
Airlines	72,400
Telephone and Telegraph Companies	50,052,700
Mobile Telephone Companies	7,859,400
Telephone Reseller Companies	6,069,400
Electric Companies	101,573,000
Rural Electric	46,048,200
Gas Transmission Pipeline Companies	10,891,400
Petrochemical Pipeline Companies	1,375,200
<b>Total State Assessed</b>	<b>255,601,500</b>
<b>Total Taxable Property</b>	<b>10,390,833,820</b>
<b>Exempt Property</b>	
United States Government	289,228,550
State of Colorado	40,463,240
Housing Authority	27,287,300
Douglas County	194,629,180
Political Subdivisions	626,788,140
Religious Worship	180,267,210
Educational	17,770,980
Charitable	183,402,470
Personal Property	88,902,940
All Other	25,687,960
<b>Total Exempt Property</b>	<b>1,674,427,970</b>
<b>Grand Total</b>	<b>12,065,261,790</b>

COUNTY	ASSD. VALUE	TAX RATE	REVENUE
General	10,390,833,820	1.0612	110,267,528
Reserve	10,390,833,820	0.3679	38,227,878
Road & Bridge	10,390,833,820	0.3791	39,391,651
Public Welfare	10,390,833,820	0.0409	4,249,851
Dev. Disabilities	10,390,833,820	0.0867	9,008,853
Safety/Mental Health	10,390,833,820	0.0416	4,322,587
<b>Total County</b>	<b>10,390,833,820</b>	<b>1.9774</b>	<b>205,468,348</b>

Law Enf. Authority	5,686,865,430	0.4500	25,590,894
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SCHOOL DISTRICT	ASSD. VALUE	TAX RATE	REVENUE
General Fund	10,390,833,820	4.0730	423,218,660
Bond Fund	10,390,833,820	0.5204	54,073,899
<b>Total School</b>	<b>10,390,833,820</b>	<b>4.5934</b>	<b>477,292,559</b>

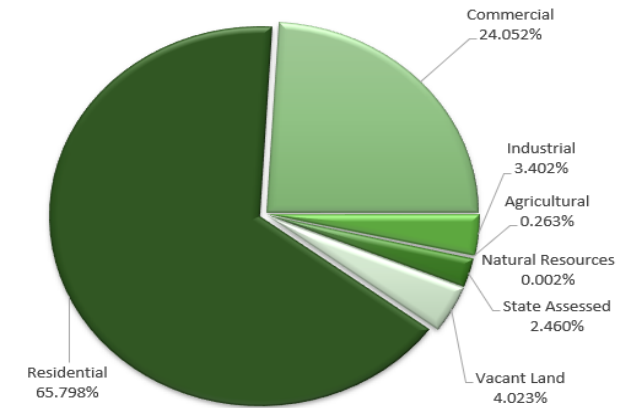
TOWNS	ASSD. VALUE	TAX RATE	REVENUE
Aurora	96,322,070	0.8407	809,779
Castle Rock	1,709,253,070	0.0920	1,572,513
Castle Pines	373,060,500	1.6500	6,155,498
Larkspur	14,302,510	1.5000	214,538
Littleton	27,429,750	0.2000	54,860
Lone Tree	1,052,621,420	0.0000	0
Parker	1,431,464,370	0.2602	3,724,670

## Tax Increment Financing (TIF) Districts

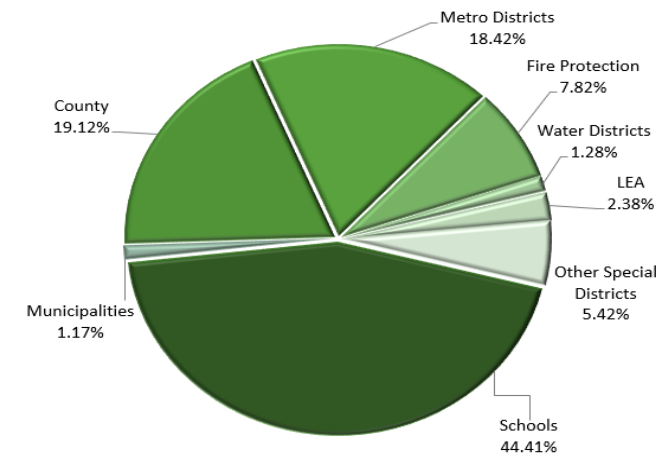
Tax Increment Financing (TIF) laws enable municipalities to form entities that collect property tax revenue based on valuation increases from new investments within a designated area (TIF district). Once a TIF district is established, property tax revenue attributed to new assessed value within the district 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 2023 taxes (payable in 2024).

	Castle Rock DDA	Cottonwood Comm.	Parker Central Area	Parker Road	Castle Meadows URP
Douglas County Government	505,132	514,870	686,322	204,611	37,014
Douglas County Schools - Gen-	1,040,458	1,060,516	1,413,668	421,452	76,241
Douglas County Schools - Bond	132,937	135,500	180,622	53,848	9,741
Town of Castle Rock	23,502	0	0	0	1,722
Town of Parker	0	67,750	90,311	26,924	0
Douglas County Public Library	89,740	91,470	121,930	36,351	6,576
Castle Rock DDA	76,636	0	0	0	0
Cottonwood Metro	0	65,271	0	0	0
Cottonwood Water and Sanitation	0	138,797	0	0	0
S. Metro Fire Rescue & Protec-	0	240,849	321,052	95,714	0
Parker Water & Sanitation District	0	0	170,412	57,117	0
Cherry Creek Basin Water Quality	0	11,066	14,751	4,398	0
Urban Drainage & Flood Control	0	23,434	31,237	9,313	0
Urban Drainage & Flood South	0	2,604	3,471	1,035	0
Cedar Hill Cemetery	2,657	0	0	0	195
Pine Bluffs Metro District	0	0	26,892	0	0
Millers Landing Business Imp	0	0	0	0	112,312

## 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.

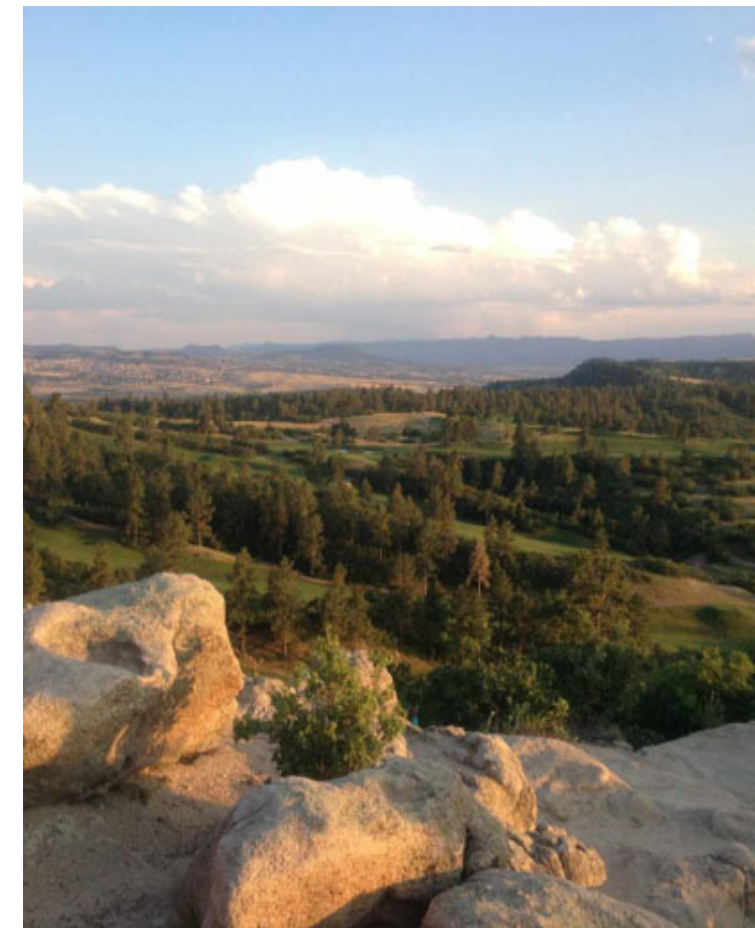
Individual taxes are determined by mill levies (tax rates) set after annual public budget hearings held by school boards, county commissioners, city councils and special district directors. These taxing authorities determine what their budget needs are and then divide by the total assessed value of the 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 2023 taxes are levied January 1, 2024. 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, 2024. If the tax is paid in full, it is due by April 30, 2024.

# 2023 Abstract of Assessment and Summary of Tax Levies



Douglas County  
Office of the Assessor  
301 Wilcox Street  
Castle Rock, CO 80104

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# 2023 Tax Rates and Revenues

<b>BUSINESS IMPROVEMENT</b>	<b>Assessed Value</b>	<b>Tax Rate</b>	<b>Revenue</b>
Lone Tree B.I.D.	16,966,970	1.75	296,922
Millers Landing B.I.D.	2,282,980	6	136,979
Park Meadows B.I.D.	240	0	0
Chambers Commercial Center Bus Improv Dist	\$2,948,370	0	0
Downtown Parker Business Improvement District	14,219,460	0.8	113,756
<b>FIRE PROTECTION DISTRICT</b>			
Castle Rock Fire Protection	142,172,240	1.13	1,606,546
Franktown Fire Protection	328,351,910	1.3	4,268,575
Jackson-105 Fire Protection	81,495,220	1.211	986,907
Larkspur Fire Protection	239,240,730	1.9002	4,546,052
Mountain Communities F.P.D.	8,923,020	0.8582	76,577
North Fork Fire Protection	3,573,260	1.2896	46,081
South Metro Fire Rescue F.P.D.	7,429,548,070	0.925	68,723,320
West Douglas County Fire Protection	92,073,980	0.835	768,817
West Metro Fire Protection	223,123,910	1.3401	2,990,083
<b>RECREATION DISTRICT</b>			
McArthur Ranch Metro Rec	11,222,290	0.3053	34,262
South Suburban Park & Rec	1,064,132,330	0.832	8,853,581
<b>URBAN DRAIN &amp; FLOOD CONTROL</b>			
Urban Drainage & Fld Ctrl	7,821,584,340	0.09	7,039,426
Urban Drainage & Fld S Plt	7,821,584,340	0.01	782,158
<b>URBAN RENEWAL AUTHORITIES</b>			
Citadel Station-Castle Meadows URP	2,282,980	0	0
Cottonwood Commercial URP	42,176,370	0	0
Parker Central Area URP	96,198,140	0	0
Parker Road URP	72,047,520	0	0
<b>WATER DISTRICT</b>			
Chatfield South Water	10,349,060	0.5	51,745
Southgate Water	1,118,415,670	0	0
Southgate Water Bond Debt Svc	4,018,070	0	0
Westcreek Lakes Water	3,549,740	1.2279	43,587
<b>WATER &amp; SANITATION DISTRICT</b>			
Castleton Center W & S	12,581,680	1.5376	193,456
Centennial W & S	2,289,502,950	0	0
Cottonwood W & S	194,239,570	0.766	1,487,875
Cottonwood W & S Debt Svc	588,530	0.766	4509
Denver SE Sub W & S	354,682,340	0	0
Dominion W & S	70	0	0
Inverness W & S	116,510,470	0.4	466,042
Inverness W & S Debt Svc 1	2,845,690	0	0
Inverness W & S Debt Svc 2	7,216,140	0	0
Inverness W & S Dept Svc 3	6,759,720	0	0
Louviers W & S	3,564,870	2.0795	74,131
Northern Douglas County W & S	136,978,880	1.2806	1,754,152
Parker W & S	1,233,500,810	0.5901	7,278,889
Perry Park W & S	122,394,160	0.5614	687,121
Perry Park W & S (Water)	729,900	0	0
Roxborough W & S	252,868,260	0.5	1,264,341
Sedalia W & S	10,024,020	1.385	138,833
Silver Heights W & S	10,174,220	0	0
Southwest Metro W & S	24,390,390	0	0
Thunderbird W & S	11,055,630	2.5653	283,610
<b>WATER CONSERVANCY DISTRICT</b>			
Grandview Est Rur Water Cns	16,077,080	0.109	17,524
Upper South Platte Water Cns	18,738,590	0.0093	1,743
<b>OTHER DISTRICTS</b>			
Arapahoe Cty Water & WW PID	98,022,520	0.825	808,685
Castle Rock DDA	100,431,150	0.3	301,293
Cedar Hill Cemetery	2,286,885,960	0.0104	237,836
Cherry Creek Basin Water Quality	4,227,683,220	0.0425	1,796,766
DC Soil Conservation	10,129,888,610	0	0
DC Woodmoor Mtn GID	4,808,530	0.7239	34,809
Douglas County Public Library	10,390,833,820	0.3513	36,502,999
E-470 Public Hwy Auth	1,334,394,950	0	0
Plum Valley Hts. Rox. Subdistrict	29,471,420	1.52	447,965
Regional Transportation District	6,407,825,800	0	0
Southgate Sanitation	1,116,749,270	0.0428	477,968
Town of C.R. Festival Park Commons GID	8,036,660	4.5	361,650
Town of Parker My Mainstreet GID	495,490	0	0
Ute Pass Regional Health Service	8,806,620	0.399	35,138

<b>METROPOLITAN DISTRICTS</b>	<b>Assessed Value</b>	<b>Tax Rate</b>	<b>Revenue</b>
Airport Vista Metro District 1	100	0	0
Airport Vista Metro District 2	80,860	1.6045	1,297
Antelope Heights Metro District	24,260,420	4.35	1,055,328
Anthology West Metro District 2	3,354,190	4.7678	159,921
Anthology West Metro District 2 Debt Service	13,627,980	0	0
Anthology West Metro District 3	2,150	4.7678	103
Anthology West Metro District 4	13,736,480	4.7678	654,928
Anthology West Metro District 4 Debt Service	0	0	0
Anthology West Metro District 5	5,603,640	4.7678	267,170
Anthology West Metro District 6	250	0	0
Anthology West Metro District 6 Debt Service	0	0	0
Bear Ridge Metro District	764,040	0	0
Belford North Metro District	891,370	8.0035	71,340
Belford South Metro District	5,883,480	8.0035	470,884
Bella Mesa Metro District	7,252,430	7.7668	563,283
Canterberry Crossing Metro District	48,313,770	1.55	748,864
Canterberry Crossing Metro District II	35,738,480	2.36	843,428
Canyons Metro District 1	40	0	0
Canyons Metro District 10	40	0	0
Canyons Metro District 11	40	0	0
Canyons Metro District 2	1,296,620	7.1732	93,009
Canyons Metro District 3	4,701,630	5.6908	267,560
Canyons Metro District 3 Debt Service	0	4.7424	0
Canyons Metro District 4	32,680	6.9	2,255
Canyons Metro District 5	72,498,860	4.9553	3,592,536
Canyons Metro District 6	72,498,850	1.3294	963,800
Canyons Metro District 7	72,498,850	0.6064	439,633
Canyons Metro District 8	40	0	0
Canyons Metro District 9	40	0	0
Carousel Farms Metro District	4,853,930	5.5244	268,150
Castle Oaks Metro District	41,784,370	3.9	1,629,590
Castle Oaks Metro District 2	0	0	0
Castle Oaks Metro District 3	50,578,440	3.6	1,820,824
Castle Pines Comm Metro District 3	7,871,600	2.4765	194,940
Castle Pines Comm Metro District 4	9,390,110	2.9894	280,708
Castle Pines Comm Metro District 4 Debt Svc	0	1.95	0
Castle Pines Metro District	243,452,230	3.3834	8,236,963
Castle Pines North Metro District	276,365,860	0.3522	973,360
Castle Pines Town Center Metro District 1	0	0	0
Castle Pines Town Center Metro District 2	680	4.5	30
Castle Pines Town Center Metro District 3	910	4.5	41
Castleview Metro District 1	21,870	7.9961	1,749
Castleview Metro District 2	4,609,890	7.073	326,057
Castlewood Ranch Metro District	57,505,490	2.9805	1,713,951
Chambers Highpoint Metro District 1	505,310	5.9557	30,095
Chambers Highpoint Metro District 2	774,860	6.1971	48,019
Cherokee Ridge Estates Metro	6,150,240	5	307,512
Cherry Creek South Metro District 1	67,902,970	0.1361	92,416
Cherry Creek South Metro District 10	11,080	0	0
Cherry Creek South Metro District 11	9,840	2.0788	204
Cherry Creek S Metro District 11 Debt Service	58,750	0	0
Cherry Creek South Metro District 4	37,050	1.0492	389
Cherry Creek South Metro District 5	19,650	6.9992	1,376
Cherry Creek South Metro District 6	17,400	7.064	1,230
Cherry Creek South Metro District 7	470	0	0
Cherry Creek South Metro District 8	2,640	0	0
Cherry Creek South Metro District 9	2,150	0	0
Cielo Metro District	9,335,450	6.5774	614,030
Compark Business Campus Metro	86,205,570	4.3811	3,776,752
Compark Business Campus Metro Dist Debt Svc	6,254,590	2.2319	139,597
Compark Bus Campus Metro Dist Debt Svc 2	1,909,290	1.8686	35,677
Concord Metro District	80,222,330	0.6	481,334
Consolidated Bell Mountain Ranch Metro District	30,194,870	4.5591	1,376,614
Cottonwood Highlands Metro District 1	24,469,650	6.2079	1,519,051
Cottonwood Highlands Metro District 2	3,239,870	2	64,798
Cottonwood Metro District	114,873,400	0.83	953,449
Crowfoot Valley Ranch Metro District 1	6,110	7.2767	445
Crowfoot Valley Ranch Metro District 2	32,401,310	8.1236	2,632,152
Crystal Crossing Metro District	14,608,450	5.7254	836,392
Crystal Valley Metro District 1	9,740	0	0
Crystal Valley Metro District 2	131,504,420	0.55	723,275
Crystal Valley Metro District 2 Subdistrict	3,816,150	5.5707	212,586
Dawson Trails Metro District 1	66,710	7.4044	4,939
Dawson Trails Metro District 2	4,840	7.4044	358
Dawson Trails Metro District 3	38,680	7.4044	2,864
Dawson Trails Metro District 4	5,210	7.4044	386
Dawson Trails Metro District 5	6,390	7.4044	473
Dawson Trails Metro District 6	61,220	7.4044	4,533
Dawson Trails Metro District 7	12,520	7.4044	927
Devils Head Metro District	18,640	7	1,305
E-470 Potomac Metro District	10,239,390	0	0
Fields Metro District 1	14,380	0	0
Fields Metro District 2	14,380	0	0
Fields Metro District 3	14,380	0	0

<b>METROPOLITAN DISTRICTS</b>	<b>Assessed Value</b>	<b>Tax Rate</b>	<b>Revenue</b>
Founders Village Metro District	83,532,430	9.4563	7,899,077
Foxhill Metro District 1	0	0	0
Foxhill Metro District 2	8,833,760	6.5193	575,900
Franktown Business Area Metro District	6,285,110	1.0026	63,014
Heritage Hills Metro District	69,835,070	3.3097	2,311,331
Hess Ranch Metro District 4	20,968,920	8.2911	1,738,554
Hess Ranch Metro District 5	47,570	8.0749	3,841
Hess Ranch Metro District 6	690	1.0986	8
Hess Ranch Metro District 7	0	1	0
Hess Ranch Metro District 8	0	5	0
Hidden Pointe Metro District	17,760,140	0.45	79,921
High Prairie Farms Metro District	85,465,100	1.2	1,025,581
Highfield Metro District	54,370,460	1.5	815,557
Highlands Ranch Metro District	2,257,934,230	1.011	22,827,715
Hillside at Castle Rock Metro District	1,635,070	7.1283	116,553
Hilltop Metro District	2,043,460	7.5882	155,062
Horse Creek Metro District	20,812,060	2.7593	574,267
Horseshoe Ridge Metro District 1	0	0	0
Horseshoe Ridge Metro District 2	16,102,580	4.0352	649,771
Horseshoe Ridge Metro District 3	545,670	3.5	19,098
Hunting Hill Metro District	9,823,170	6.2176	610,765
Inspiration Metro District	96,273,980	4.1252	3,971,495
Inverness Metro Improvement District	116,510,470	0.4	466,042
Inverness Metro Improvement District Debt Svc	2,845,690	0	0
Inverness Metro Improvement District Debt Svc 2	13,975,760	0	0
Jordan Crossing Metro District	4,466,710	4.167	186,127
Kime Ranch Metro District	19,340	7.0962	1,372
Kings Point South Metro District 1	680	7.5	51
Kings Point South Metro District 2	19,530	0	0
Kings Point South Metro District 3	1,130	0	0
Lanterns Metro District 1	23,412,510	8.3556	1,956,256
Lanterns Metro District 2	9,628,040	7.8914	759,787
Lanterns Metro District 3	3,999,840	1.1433	45,730
Lanterns Metro District 4	19,435,660	0.1	19,436
Lanterns Metro District 5	17,594,530	0.1	17,595
Lincoln Creek Metro District	10,893,600	3.2179	350,545
Lincoln Creek Metro District Debt Service	0	0	0
Lincoln Meadows Metro District	15,590,260	5	779,513
Lincoln Meadows Metro District Debt Service	9,100	0	0
Lincoln Station Metro District	52,914,290	2.311	1,222,849
Lincoln Station Metro District Debt Service	6,843,470	1.531	104,774
Maheer Ranch Metro District 4	50,045,780	2.7872	1,394,876
Meadowlark Metro District	10,636,880	8.2249	874,874
Meadows Metro District 1	75,599,280	3.5	2,645,975
Meadows Metro District 2	53,747,850	3.5	1,881,175
Meadows Metro District 3	50,502,370	3.5	1,767,583
Meadows Metro District 4	2,090	3.5	73
Meadows Metro District 4 Debt Service	7,571,190	3.5	264,992
Meadows Metro District 5	49,432,490	3.5	1,730,137
Meadows Metro District 6	88,239,120	3.5	3,088,369
Meadows Metro District 7	66,993,650	3.5	2,344,778
Meridian Metro District - Consolidated	197,893,030	4.934	9,764,042
Meridian Metro District - Consolidated Debt Svc	110,100	2.2	2,423
Meridian Metro District - Consolidated Debt Svc 2	1,338,750	2.2	29,452
Meridian Metro District Debt Service	19,706,810	2.2	433,550
Meridian Metro District Debt Service 2	12,860,330	2.234	287,300
Meridian Village Metro District 1	180	3.8279	7
Meridian Village Metro District 1 Debt Service	4,392,300	0	0
Meridian Village Metro District 2	117,405,050	3.8279	4,494,148
Meridian Village Metro District 3	0	0	0
Meridian Village Metro District 4	0	0	0
Mirabelle Metro District 1	165,000	7.7956	12,863
Mirabelle Metro District 2	32,920,810	8.9664	2,951,811
Mirabelle Metro District 3	400	0	0
Mirabelle Metro District 4	300	0	0
Neu Towne Metro District	18,335,880	4.6638	855,149
Newlin Crossing Metro District	2,924,770	0.5	14,624
North Meridian Metro District Debt Service	1		