

Value by Classification

CLASSIFICATION	ASSESSED VALUE
Vacant Land	
Residential	249,142,450
Commercial	71,289,630
Industrial	7,552,190
PUD	265,550
All Other	13,554,580
Total Vacant Land	341,804,400
Residential	
Single Family	4,530,749,750
Multi-Family	377,141,460
Condominiums	156,618,600
Mfg. Housing	1,256,710
Personal Property	15,244,350
Total Residential	5,081,010,870
Commercial	
Possessory Interests	2,381,190
Merchandising	711,500,350
Lodging	60,259,740
Offices	452,185,370
Recreation	54,099,090
Special Purpose	453,483,900
Warehouse/Storage	111,186,190
Multi-Use	752,060
Commercial Condominiums	30,194,870
Personal Property	319,457,460
Total Commercial	2,195,500,220
Industrial	
Contract/Service	204,982,350
Manufacturing/Processing	29,612,810
Refining/Petroleum	129,840
Industrial Condominiums	33,481,790
Personal Property	8,503,820
Total Industrial	276,710,610
Agricultural	
Possessory Interests	3,360
Irrigated Farm Land	248,840
Dry Farm Land	849,510
Meadow Land	175,360
Grazing Land	1,807,990
Forest Land	79,820
Waste Land	140
All Other	1,928,070
Agricultural Improvements	16,500,900
Total Agricultural	21,593,990
Natural Resources	
Earth or Stone Products	180,580
Natural Resources	8,430
Severed Mineral Interests	123,580
Personal Property	0
Total Natural Resources	312,590
State Assessed	
Railroads	29,144,300
Private Car Lines	1,500,800
Airlines	77,300
Telephone and Telegraph Companies	49,598,600
Mobile Telephone Companies	8,689,900
Telephone Reseller Companies	5,541,200
Electric Companies	95,346,400
Rural Electric	52,732,500
Gas Transmission Pipeline Companies	11,057,500
Petrochemical Pipeline Companies	1,522,200
Total State Assessed	255,210,700
Total Taxable Property	8,172,143,380
Exempt Property	
United States Government	145,196,130
State of Colorado	38,137,960
Housing Authority	20,550,660
Douglas County	159,877,760
Political Subdivisions	555,515,480
Religious Worship	148,289,600
Educational	15,537,500
Charitable	147,872,650
Personal Property	91,359,370
All Other	23,595,960
Total Exempt Property	1,345,933,070
Grand Total	9,518,076,450

COUNTY	ASSD. VALUE	TAX RATE	REVENUE
General	8,172,143,380	1.3549	110,724,371
Temp Tax Credit	8,172,143,380	(0.1250)	(10,215,179)
Road & Bridge	8,172,143,380	0.4493	36,717,440
Public Welfare	8,172,143,380	0.0376	3,072,726
Dev. Disabilities	8,172,143,380	0.1000	8,172,143
Safety/Mental Health	8,172,143,380	0.0356	2,909,283
Total County	8,172,143,380	1.8524	151,380,784

Law Enf. Authority	4,459,332,670	0.4500	20,066,997
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SCHOOL DISTRICT	ASSD. VALUE	TAX RATE	REVENUE
General Fund	8,172,143,380	3.6136	295,308,572
Bond Fund	8,172,143,380	0.6700	54,753,361
Total School	8,172,143,380	4.2836	350,061,933

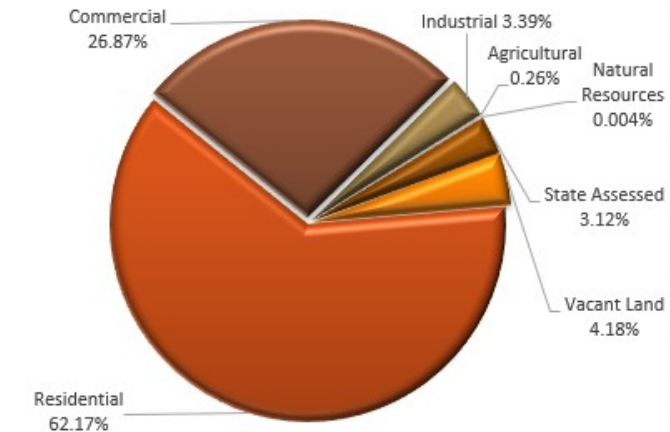
TOWNS	ASSD. VALUE	TAX RATE	REVENUE
Aurora	72,208,340	0.7816	564,381
Castle Rock	1,333,471,290	0.1139	1,518,824
Castle Pines	266,580,280	0.4500	1,199,611
Larkspur	12,372,060	1.5000	185,581
Littleton	22,564,710	0.2000	45,129
Lone Tree	899,154,310	0.0000	0
Parker	1,107,992,820	0.2602	2,882,997

Tax Increment Financing (TIF) Districts

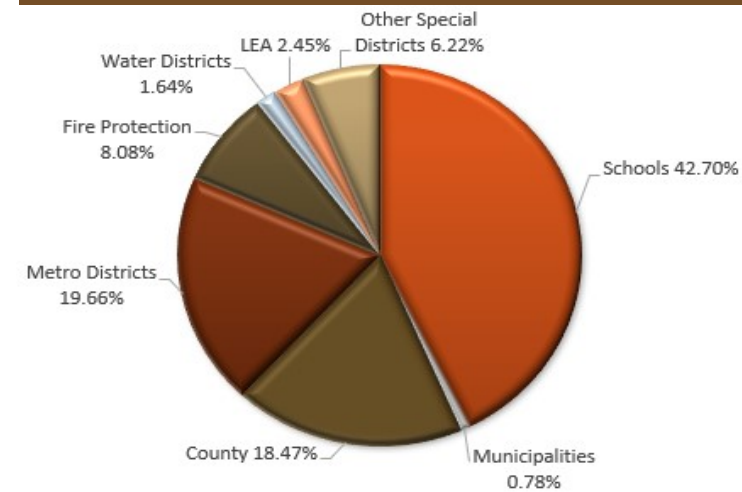
Tax Increment Financing (TIF) laws enable municipalities to form entities that collect property tax revenue based on valuation increases from new investments within a designated area (TIF district). Once a TIF district is established, property tax revenue attributed to new assessed value within the district 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 2022 taxes (payable in 2023).

	Castle Rock DDA	Cottonwood Comm.	Parker Central Area	Parker Road	Castle Meadows URP
Douglas County Government	399,737	340,309	546,752	151,017	31,337
Douglas County Schools - General	779,794	663,864	1,066,585	294,599	61,131
Douglas County Schools - Bond	144,582	123,088	197,756	54,622	11,334
Town of Castle Rock	24,579	0	0	0	1,927
Town of Parker	0	47,802	76,800	21,213	0
Douglas County Public Library	86,490	73,632	118,300	32,675	6,780
Castle Rock DDA	64,738	0	0	0	0
Cottonwood Metro	0	53,934	0	0	0
Cottonwood Water and Sanitation	0	167,422	0	0	0
S. Metro Fire Rescue & Protection	0	170,632	274,143	75,720	0
Parker Water & Sanitation District	0	0	225,069	58,176	0
Cherry Creek Basin Water Quality	0	9,186	14,758	4,076	0
Urban Drainage & Flood Control	0	16,534	26,564	7,337	0
Urban Drainage & Flood South	0	1,837	2,952	815	0
Cedar Hill Cemetery	2,697	0	0	0	211
Pine Bluffs Metro District	0	0	35,978	0	0
Millers Landing Business Imp	0	0	0	0	101,502

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 2022 taxes are levied January 1, 2023. 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, 2023. If the tax is paid in full, it is due by April 30, 2023.

2022 Abstract of Assessment and Summary of Tax Levies



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

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

