

# Value by Classification

CLASSIFICATION	ASSESSED VALUE
Vacant Land	
Residential	274,150,140
Commercial	82,381,370
Industrial	9,064,340
All Other	19,293,390
<b>Total Vacant Land</b>	<b>384,889,240</b>
Residential	
Single Family	6,306,038,390
Multi-Family	510,996,050
Condominiums	190,015,190
Mfg. Housing	1,454,120
Personal Property	19,550,360
Possessory Interest	200,670
<b>Total Residential</b>	<b>7,028,254,780</b>
Commercial	
Possessory Interests	3,018,580
Merchandising	777,657,240
Lodging	83,705,710
Offices	487,111,350
Recreation	66,849,570
Special Purpose	508,243,730
Warehouse/Storage	135,821,940
Multi-Use	35,220
Commercial Condominiums	35,520,460
Personal Property	431,308,980
<b>Total Commercial</b>	<b>2,529,272,780</b>
Industrial	
Contract/Service	257,986,110
Manufacturing/Processing	40,925,860
Refining/Petroleum	174,970
Industrial Condominiums	51,247,460
Personal Property	12,025,590
<b>Total Industrial</b>	<b>362,359,990</b>
Agricultural	
Possessory Interests	3,360
Irrigated Farm Land	226,510
Dry Farm Land	1,199,620
Meadow Land	219,450
Grazing Land	1,841,250
Forest Land	81,200
Waste Land	80
All Other	1,991,720
Agricultural Improvements	21,321,420
<b>Total Agricultural</b>	<b>26,884,610</b>
Natural Resources	
Earth or Stone Products	78,100
Natural Resources	14,490
Severed Mineral Interests	121,500
Personal Property	0
<b>Total Natural Resources</b>	<b>214,090</b>
State Assessed	
Railroads	30,826,900
Private Car Lines	1,732,200
Airlines	73,100
Telephone and Telegraph Companies	55,921,300
Mobile Telephone Companies	16,576,600
Telephone Reseller Companies	2,942,300
Electric Companies	152,083,500
Rural Electric	1,404,900
Gas Transmission Pipeline Companies	10,737,200
Petrochemical Pipeline Companies	1,752,700
<b>Total State Assessed</b>	<b>274,050,700</b>
<b>Total Taxable Property</b>	<b>10,605,926,190</b>
Exempt Property	
United States Government	289,228,550
State of Colorado	40,445,640
Housing Authority	30,205,600
Douglas County	193,274,750
Political Subdivisions	634,986,190
Religious Worship	181,262,890
Educational	20,724,700
Charitable	193,425,470
Personal Property	79,572,230
All Other	27,155,310
<b>Total Exempt Property</b>	<b>1,690,281,330</b>
<b>Grand Total</b>	<b>12,296,207,520</b>

COUNTY	ASSD. VALUE	TAX RATE	REVENUE
General	10,605,926,190	1.4291	151,569,291
General Credit Levy	10,605,926,190	-0.1048	-11,115,011
Road & Bridge	10,605,926,190	0.3731	39,570,711
Public Welfare	10,605,926,190	0.0469	4,974,179
Dev. Disabilities	10,605,926,190	0.0867	9,195,338
Safety/Mental Health	10,605,926,190	0.0416	4,412,065
<b>Total County</b>	<b>10,605,926,190</b>	<b>1.8726</b>	<b>198,606,573</b>

Law Enf. Authority	5,786,985,140	0.4500	26,041,433
--------------------	---------------	--------	------------

SCHOOL DISTRICT	ASSD. VALUE	TAX RATE	REVENUE
General Fund	10,605,926,190	4.0324	427,673,367
Bond Fund	10,605,926,190	0.5204	55,193,240
<b>Total School</b>	<b>10,605,926,190</b>	<b>4.5528</b>	<b>482,866,607</b>

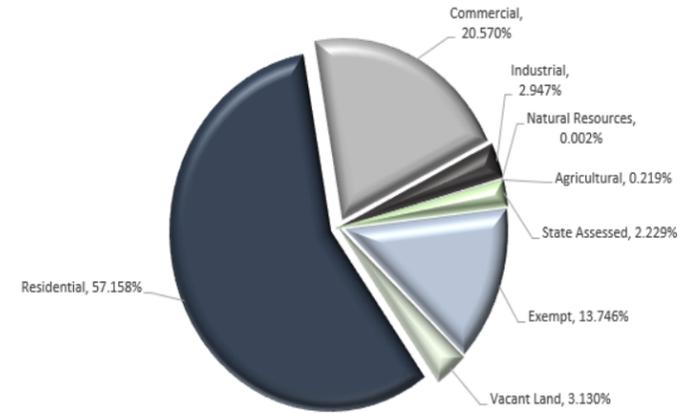
TOWNS	ASSD. VALUE	TAX RATE	REVENUE
Aurora	97,121,330	0.6613	642,263
Castle Rock	1,749,056,150	0.0920	1,609,132
Castle Pines	394,955,000	1.6500	6,516,758
Larkspur	14,349,710	1.5000	215,246
Littleton	26,899,120	0.2000	53,798
Lone Tree	1,065,639,210	0.0000	0
Parker	1,472,195,630	0.2602	3,830,653

## Tax Increment Financing (TIF) Districts

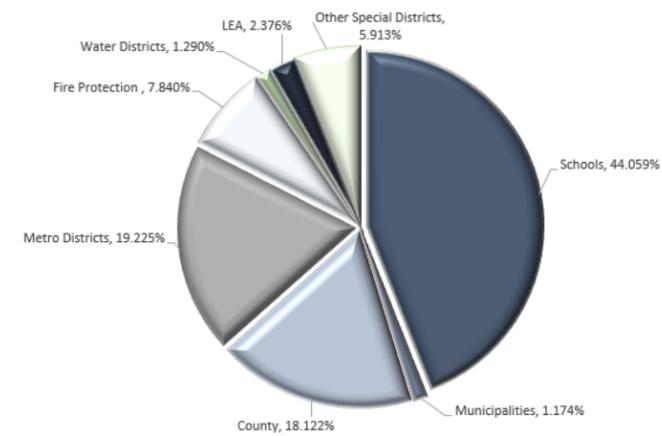
Tax Increment Financing (TIF) laws enable municipalities to form entities that collect property tax revenue based on valuation increases from new investments within a designated area (TIF district). Once a TIF district is established, property tax revenue attributed to new assessed value within the district 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 2024 taxes (payable in 2025).

	Castle Rock DDA	Cottonwood Comm.	Parker Central	Parker Road	Castle Meadows	Lone Tree Ent	Castle Pines
Douglas County Government	511,487	548,535	648,660	224,155	35,056	5,442	3,191
DC Schools - General Fund	1,101,420	1,181,198	1,396,805	482,689	75,488	11,719	6,871
DC Schools - Bond Fund	142,143	152,439	180,264	62,293	9,742	1,512	887
Town of Castle Rock	25,129	0	0	0	1,722	0	0
Town of Parker	0	76,220	90,132	31,147	0	0	0
DC Public Library District	109,257	117,171	138,558	47,881	7,488	1,162	682
Castle Rock DDA	81,943	0	0	0	0	0	0
Cottonwood Metro	0	66,589	0	0	0	0	0
Cottonwood Water & San	0	173,806	0	0	0	0	0
S. Metro Fire Rescue &	0	272,129	321,801	111,204	0	2,700	1,583
Parker Water & San District	0	0	195,822	64,782	0	0	0
Cherry Creek Basin Water	0	12,596	14,895	5,147	0	0	73
Urban Drain & Flood Control	0	26,363	31,176	10,773	0	262	153
Urban Drain & Flood S Platte	0	2,929	3,464	1,197	0	29	17
Cedar Hill Cemetery	2,841	0	0	0	195	0	0
Town of CR Festival Park	94,957	0	0	0	0	0	0
Downtown of Parker GID	0	0	41,064	0	0	0	0
Pine Bluffs Metro District	0	0	26,887	0	0	0	0
Millers Landing Bus Imp	0	0	0	0	116,749	0	0
SE Public Imp District	0	0	0	0	0	581	0
Lone Tree Bus Imp District	0	0	0	0	0	2,941	0
Park Meadows Metro District	0	0	0	0	0	157	0
Southgate Sanitation District	0	0	0	0	0	129	0
S. Suburban Park & Rec	0	0	0	0	0	2,408	0
City of Castle Pines	0	0	0	0	0	0	2,812
Castle Pines N Metro Dist	0	0	0	0	0	0	596

## 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 2024 taxes are levied January 1, 2025. 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, 2025. If the tax is paid in full, it is due by April 30, 2025.



# 2024 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](http://www.douglas.co.us/assessor)

# 2024 Tax Rates and Revenues

<b>BUSINESS IMPROVEMENT</b>	<b>Assessed Value</b>	<b>Tax Rate</b>	<b>Revenue</b>
Lone Tree B.I.D.	16,554,380	1.75	289,702
Millers Landing B.I.D.	2,283,180	6.2365	142,390
Park Meadows B.I.D.	840	0	0
Chambers Commercial Center Bus Improv Dist	\$4,944,150	2.517	124,445
Downtown Parker Business Improvement District	14,183,840	0.8	113,471
<b>FIRE PROTECTION DISTRICT</b>			
Castle Rock Fire Protection	147,658,850	1.06	1,565,184
Franktown Fire Protection	331,661,220	1.3	4,311,596
Jackson-105 Fire Protection	81,786,790	1.211	990,438
Larkspur Fire Protection	239,529,470	1.8998	4,550,581
Mountain Communities F.P.D.	8,843,540	0.8582	75,895
North Fork Fire Protection	3,675,740	1.2	44,109
South Metro Fire Rescue F.P.D.	7,586,055,000	0.929	70,474,451
West Douglas County Fire Protection	92,916,820	0.835	775,855
West Metro Fire Protection	229,055,080	1.369	3,135,764
<b>RECREATION DISTRICT</b>			
McArthur Ranch Metro Rec	11,300,440	0.3053	34,500
South Suburban Park & Rec	1,078,299,820	0.8286	8,934,792
<b>URBAN DRAIN &amp; FLOOD CONTROL</b>			
Urban Drainage & Fld Ctrl	7,988,232,770	0.09	7,189,409
Urban Drainage & Fld S Plt	7,988,232,770	0.01	798,823
<b>URBAN RENEWAL AUTHORITIES</b>			
Castle Pines West Commercial URP	34,014,760	0	0
Citadel Station-Castle Meadows URP	2,283,180	0	0
Cottonwood Commercial URP	46,455,230	0	0
Lone Tree Entertainment District URP	28,572,220	0	0
Parker Central Area URP	95,718,840	0	0
Parker Road URP	73,594,930	0	0
<b>WATER DISTRICT</b>			
Chatfield South Water	10,522,220	0.5	52,611
Southgate Water	1,121,308,270	0	0
Southgate Water Bond Debt Svc	4,012,970	0	0
Westcreek Lakes Water	3,524,250	1.305	45,991
<b>WATER &amp; SANITATION DISTRICT</b>			
Castleton Center W & S	12,807,110	1.5376	196,922
Centennial W& S	2,303,286,270	0	0
Cottonwood W & S	191,617,420	0.9	1,724,557
Cottonwood W & S Debt Svc	501,500	0.9	4,514
Denver SE Sub W & S	359,552,170	0	0
Dominion W & S	70	0	0
Inverness W & S	112,331,960	.1245	139,855
Inverness W & S Debt Svc 1	2,840,220	0	0
Inverness W & S Debt Svc 2	6,824,940	0	0
Inverness W & S Dept Svc 3	6,749,950	0	0
Louviers W & S	3,557,710	2.0795	73,982
Northern Douglas County W & S	137,938,880	1.2806	1,766,445
Parker W & S	1,281,282,170	0.5778	7,403,248
Perry Park W & S	121,017,020	0.5614	679,390
Perry Park W & S (Water)	666,930	0	0
Roxborough W & S	259,587,940	0.5	1,297,940
Sedalia W & S	9,945,440	1.3862	137,863
Silver Heights W & S	10,464,320	0	0
Southwest Metro W & S	24,294,590	0	0
Thunderbird W & S	11,072,260	2.5915	286,937
<b>WATER CONSERVANCY DISTRICT</b>			
Grandview Est Rur Water Cns	16,163,110	0.1	16,163
Upper South Platte Water Cns	18,974,780	0.0092	1,746
<b>OTHER DISTRICTS</b>			
Arapahoe Cty Water & WW PID	118,191,590	0.79	933,714
Castle Rock DDA	102,736,270	0.3	308,209
Cedar Hill Cemetery	2,345,370,260	0.0104	243,919
Cherry Creek Basin Water Quality	4,352,926,140	0.0430	1,871,758
DC Soil Conservation	10,340,127,580	0	0
DC Woodmoor Mtn GID	4,773,380	0.7694	36,726
Douglas County Public Library	10,605,926,190	0.4	42,423,705
E-470 Public Hwy Auth	1,373,567,470	0	0
Plum Valley Hts. Rox. Subdistrict	30,092,670	1.505	452,895
Regional Transportation District	6,507,743,470	0	0
Southgate Sanitation	1,119,655,290	0.0445	498,247
Town of C.R. Festival Park Commons GID	7,936,840	4.5	357,158
Town of Parker My Mainstreet GID	495,490	0	0
Ute Pass Regional Health Service	8,694,140	0.399	34,690

<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	67,560	1.6045	1,084
Antelope Heights Metro District	24,264,950	4.35	1,055,525
Anthology West Metro District 2	3,356,390	4.1498	139,284
Anthology West Metro District 3	2,250	4.7678	107
Anthology West Metro District 4	13,726,380	4.1522	569,946
Anthology West Metro District 5	6,153,960	4.7678	293,409
Anthology West Metro District 6	250	0	0
Anthology West Metro District 6 Debt Service	-	0	0
Bear Ridge Metro District	764,040	0	0
Belford North Metro District	891,370	8.0035	71,340
Belford South Metro District	5,783,550	8.3154	480,925
Bella Mesa Metro District	7,298,100	7.8323	571,610
Canterberry Crossing Metro District	48,360,480	1.55	749,588
Canterberry Crossing Metro District II	35,738,250	2.36	843,422
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	1,306,720	7.1732	93,734
Canyons Metro District 3	10,144,240	5.7382	582,096
Canyons Metro District 3 Debt Service	-	4.7819	0
Canyons Metro District 4	32,980	6.9	2,276
Canyons Metro District 5	81,498,520	5.9589	4,856,415
Canyons Metro District 6	81,498,510	0	0
Canyons Metro District 7	81,498,510	0.5791	471,958
Canyons Metro District 8	40	0	0
Canyons Metro District 9	40	0	0
Carousel Farms Metro District	5,768,590	5.4907	316,736
Castle Oaks Metro District	41,784,370	3.9	1,629,590
Castle Oaks Metro District 2	-	0	0
Castle Oaks Metro District 3	51,646,550	3.6	1,859,276
Castle Pines Comm Metro District 3	7,597,730	2.1	159,552
Castle Pines Comm Metro District 4	9,635,670	2.4043	231,670
Castle Pines Comm Metro District 4 Debt Service	-	1.355	0
Castle Pines Metro District	245,040,870	3.3834	8,290,713
Castle Pines North Metro District	282,603,610	0.35	989,112
Castle Pines Town Center Metro District 1	-	0	0
Castle Pines Town Center Metro District 2	680	6.5	44
Castle Pines Town Center Metro District 3	910	6.5	60
Castleview Metro District 1	22,170	7.9961	1,772
Castleview Metro District 2	4,611,290	7.073	326,156
Castlewood Ranch Metro District	57,651,100	2.9805	1,718,291
Chambers Highpoint Metro District 1	508,440	5.9557	30,281
Chambers Highpoint Metro District 2	625,820	6.3546	39,768
Cherokee Ridge Estates Metro	6,318,390	5	315,920
Cherry Creek South Metro District 1	68,293,650	0.1361	92,948
Cherry Creek South Metro District 10	11,480	0	0
Cherry Creek South Metro District 11	9,840	2.0788	204
Cherry Creek S Metro District 11 Debt Service	3,813,560	0	0
Cherry Creek South Metro District 4	3,791,360	1.0394	39,407
Cherry Creek South Metro District 5	29,950	6.9871	2,092
Cherry Creek South Metro District 6	3,761,410	6.9642	261,952
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	12,646,180	7.171	906,857
Compark Business Campus Metro	90,867,030	4.3811	3,980,975
Compark Bus Campus Metro Dist Debt Svc	6,257,790	2.2318	139,661
Compark Bus Campus Metro Dist Debt Svc 2	1,910,190	1.8685	35,692
Concord Metro District	96,421,930	0.6	578,532
Consolidated Bell Mountain Ranch Metro District	29,745,280	4.7028	1,398,861
Cottonwood Highlands Metro District 1	25,597,990	5.1	1,305,498
Cottonwood Highlands Metro District 2	3,212,340	2	64,246
Cottonwood Metro District	116,788,930	0.83	969,349
Crowfoot Valley Ranch Metro District 1	6,010	7.2769	437
Crowfoot Valley Ranch Metro District 2	33,419,930	8.0465	2,689,135
Crystal Crossing Metro District	14,603,850	5.7254	836,129
Crystal Valley Metro District 1	12,440	0	0
Crystal Valley Metro District 2	135,049,380	1.305	1,762,394
Crystal Valley Metro District 2 Subdistrict	4,253,790	3.9219	166,830
Crystal Valley Shops Metro District	335,210	0	0
Dawson Trails Metro District 1	77,150	7.4044	5,712
Dawson Trails Metro District 2	4,900	7.4044	363
Dawson Trails Metro District 3	44,360	7.4044	3,285
Dawson Trails Metro District 4	4,720	7.4044	349
Dawson Trails Metro District 5	6,380	7.4044	472
Dawson Trails Metro District 6	73,200	7.4044	5,420
Dawson Trails Metro District 7	12,610	7.4044	934
Devils Head Metro District	18,440	7	1,291
E-470 Potomac Metro District	10,243,490	0	0
Fields Metro District 1	14,270	2	285
Fields Metro District 2	14,270	0	0
Fields Metro District 3	14,270	0	0

<b>METROPOLITAN DISTRICTS</b>	<b>Assessed Value</b>	<b>Tax Rate</b>	<b>Revenue</b>
Founders Village Metro District	83,478,690	9.4563	7,893,995
Foxhill Metro District 1	-	0	0
Foxhill Metro District 2	9,952,140	5.9034	587,515
Franktown Business Area Metro District	5,986,180	1	59,862
Heritage Hills Metro District	69,879,660	3.3097	2,312,807
Hess Ranch Metro District 4	21,956,380	9.3611	2,055,359
Hess Ranch Metro District 5	5,418,540	8.0036	433,678
Hess Ranch Metro District 6	690	1.0986	8
Hess Ranch Metro District 7	715,080	1	7,151
Hess Ranch Metro District 8	1,020,100	5	51,006
Hidden Pointe Metro District	17,748,770	0.45	79,869
High Prairie Farms Metro District	85,609,390	1.2	1,027,313
Highfield Metro District	56,484,010	1.4	790,776
Highlands Ranch Metro District	2,268,153,450	1.1205	25,414,659
Hillside at Castle Rock Metro District	2,218,250	7.1283	158,124
Hilltop Metro District	2,402,790	7.5882	182,329
Horse Creek Metro District	20,806,330	1.45	301,692
Horseshoe Ridge Metro District 1	-	0	0
Horseshoe Ridge Metro District 2	16,110,280	4.0352	650,082
Horseshoe Ridge Metro District 3	801,360	3.5	28,048
Hunting Hill Metro District	12,909,460	6.8725	887,203
Inspiration Metro District	97,073,040	4.1255	4,004,748
Inverness Metro Improvement District	112,331,960	0.421	472,918
Inverness Metro Imp District Debt Service	2,840,220	0	0
Inverness Metro Imp District Debt Svc 2	13,574,890	0	0
Jordan Crossing Metro District	4,469,110	4.167	186,228
Kime Ranch Metro District	2,095,530	7.0962	148,703
Kings Point South Metro District 1	940	7.5	71
Kings Point South Metro District 2	19,730	0	0
Kings Point South Metro District 3	1,130	0	0
Lanterns Metro District 1	24,676,910	8.4506	2,085,347
Lanterns Metro District 2	13,709,080	8.0817	1,107,926
Lanterns Metro District 3	5,241,100	1.1436	59,937
Lanterns Metro District 4	24,193,320	0.15	36,290
Lanterns Metro District 5	19,423,370	0.15	29,135
Lincoln Creek Metro District	10,890,680	3.0179	328,670
Lincoln Creek Metro District Debt Service	-	0	0
Lincoln Meadows Metro District	15,862,940	5	793,147
Lincoln Meadows Metro District Debt Service	9,200	0	0
Lincoln Station Metro District	54,409,010	2.3516	1,279,482
Lincoln Station Metro District Debt Service	6,832,780	1.6	109,325
Maher Ranch Metro District 4	50,030,460	2.39	1,195,729
Meadowlark Metro District	11,096,380	8.2499	915,440
Meadows Metro District 1	75,536,940	3.5	2,643,793
Meadows Metro District 2	53,744,070	3.5	1,881,042
Meadows Metro District 3	51,226,370	3.5	1,792,923
Meadows Metro District 4	2,090	3.5	73
Meadows Metro District 4 Debt Service	7,571,690	3.5	265,009
Meadows Metro District 5	52,606,190	3.5	1,841,217
Meadows Metro District 6	88,900,780	3.5	3,111,527
Meadows Metro District 7	70,304,760	3.5	2,460,667
Meridian Metro District - Consolidated	199,488,990	4.9667	9,908,020
Meridian Metro District - Consol Debt Svc	144,000	2.1716	3,127
Meridian Metro District - Consol Debt Svc 2	6,794,450	2.1716	147,548
Meridian Metro District Debt Service	19,711,600	2.1716	428,057
Meridian Metro District Debt Service 2	12,861,230	2.1716	279,294
Meridian Village Metro District 1	180	3.8279	7
Meridian Village Metro District 1 Debt Service	4,402,500	0	0
Meridian Village Metro District 2	120,158,570	3.8279	4,599,550
Meridian Village Metro District 3	-	0	0
Meridian Village Metro District 4	-	0	0
Mirabelle Metro District 1	163,200	7.7956	12,723
Mirabelle Metro District 2	38,005,310	8.5551	3,251,392
Mirabelle Metro District 3	400	0	0
Mirabelle Metro District 4	300	0	0
Neu Towne Metro District	19,928,890	3.752	74