

# 2003 Abstract of Assessment

	Total Assessed Value	Total Actual Value
<b>Vacant Land</b>		
Residential	\$ 62,390,570	\$ 215,139,900
Commercial	56,782,560	195,801,900
Industrial	20,571,410	70,935,900
Agricultural	42,060	145,000
PUD	8,431,370	29,073,700
All Others	8,718,260	30,063,000
Minor Structures	20,300	70,000
Possessory Interest	211,170	728,200
<b>Total</b>	<b>\$ 157,167,700</b>	<b>\$ 541,957,600</b>
<b>Residential</b>		
Single Family	\$ 2,572,041,230	\$ 32,312,075,800
Condominiums	534,959,110	6,720,591,800
Duplexes/Triplexes	99,849,950	1,254,396,400
Multi Unit (4 to 8)	38,631,810	485,324,300
Multi Unit (9 & up)	335,969,440	4,220,721,600
Manufactured Homes	313,240	3,935,200
Partial Exempt	2,074,640	26,063,300
<b>Total</b>	<b>\$ 3,583,839,420</b>	<b>\$ 45,023,108,400</b>
<b>Commercial</b>		
Merchandising	\$ 426,106,660	\$ 1,469,333,300
Lodging	122,333,110	421,838,300
Offices	1,266,571,520	4,367,488,000
Recreation	92,461,920	318,834,200
Possessory Interest	26,682,830	92,009,800
Special Purpose	364,988,300	1,258,580,300
Warehouses	683,805,660	2,357,950,600
Multi-Use	97,273,650	335,426,400
Partial Exempt	26,994,140	93,083,200
<b>Total</b>	<b>\$ 3,107,217,790</b>	<b>\$ 10,714,544,100</b>
<b>Industrial</b>		
Manufacturing	\$ 121,463,650	\$ 418,840,200
<b>Total</b>	<b>\$ 121,463,650</b>	<b>\$ 418,840,200</b>
<b>Personal Property</b>		
Residential	\$ 8,345,670	\$ 28,778,200
Commercial	612,983,720	2,113,737,000
Industrial	105,639,100	364,272,800
Prod. Oil & Gas	18,990	65,500
<b>Total</b>	<b>\$ 726,987,480</b>	<b>\$ 2,506,853,500</b>
<b>Natural Resources</b>		
Prod. Oil & Gas	\$ 898,360	\$ 1,026,700
<b>Total</b>	<b>\$ 898,360</b>	<b>\$ 1,026,700</b>
<b>State Assessed</b>	<b>\$ 734,169,900</b>	<b>\$ 2,531,620,300</b>
<b>Grand Total</b>	<b>\$ 8,431,744,300</b>	<b>\$ 61,737,950,800</b>

	Total Assessed Value	Total Actual Value
<b>Exempt Properties</b>		
Federal Government	\$ 103,112,170	\$ 355,559,200
State Government	201,108,130	693,476,300
County Government	1,668,848,300	5,754,649,300
Political Subdivision	634,587,560	2,188,233,000
Religious Entity	141,498,890	487,927,200
Private Schools	90,948,650	313,616,000
Charitable Entities	242,249,640	835,343,600
Personal Property	4,169,070	14,376,100
All Others	152,857,800	527,095,900
<b>Total</b>	<b>\$ 3,239,380,210</b>	<b>\$ 11,170,267,600</b>

## Special Taxing Districts

	Assessed Value	Mill Levy	Tax Revenue
Bowles Metropolitan	\$ 24,219,260	40.000	\$ 968,770
Brighton School District #27J	22,659,350	2.029	45,976
Central Platte Valley Metro	26,915,880	35.500	955,514
Central Platte Valley Metro Debt	20,501,810	23.000	471,542
Cherry Creek North B.I.D.	82,166,640	17.642	1,449,584
Cherry Creek Subarea B.I.D.	31,788,490	0.471	14,972
Clear Creek Valley Water & Colfax B.I.D.	745,320	2.969	2,213
Denver Gateway Center	29,681,170	7.846	232,878
Denver Intl. Bus. Center Metro	8,065,760	32.992	266,106
Denver Suburban Water	11,374,620	40.000	454,985
Ebert Metropolitan	221,070,350	0.325	71,848
Fairlake Metropolitan	14,048,290	45.000	632,173
Fairlake Metropolitan (debt)	13,881,530	49.008	680,306
First Creek Metropolitan	9,274,050	34.500	319,955
Gateway Regional Metropolitan	57,760	10.845	626
Gateway Village G.I.D.	22,943,230	10.000	229,432
Goldsmith Metropolitan	20,670,330	32.500	671,786
Goldsmith Metropolitan (debt)	221,070,350	17.391	3,844,634
Greenwood Metropolitan	17,131,520	10.700	183,307
GVR Metropolitan	911,620	16.508	15,049
Holly Hills Water & Sanitation	75,260,030	26.961	2,029,086
North Washington Fire Protection	19,016,240	2.716	51,648
North Washington Street Water & Old South Gaylord B.I.D.	3,691,560	13.677	50,489
Sand Creek Metropolitan	3,608,520	1.274	4,597
Sand Creek Metropolitan (debt)	3,072,650	6.000	18,436
SBC Metropolitan*	18,656,840	23.000	429,107
Section 14 Metropolitan	8,547,780	20.000	170,956
Section 14 Metropolitan (debt)	33,047,630	35.000	1,156,667
Sheridan Sanitation District No. 2	6,215,170	29.000	180,240
South Denver Metropolitan	5,448,440	20.068	109,339
Southwest Commons G.I.D.	286,320	0.509	146
Town Center Metropolitan	41,620,540	9.000	374,585
Valley Sanitation	10,444,370	12.749	133,155
Westerly Creek Metro Dist.**	218,950	45.000	9,853
<b>Total</b>	9,629,560	2.409	23,198
	38,464,120	52.060	2,002,442
<b>Total</b>			<b>\$ 18,255,600</b>

\*\$163,576 of the tax for SBC Metropolitan is distributed directly to the Stapleton TIF.

\*\*\$1,346,128 of the tax for Westerly Creek is distributed directly to the Stapleton TIF.

## Tax Increment Finance Districts

District	Assessed Value Increment
Alameda Square	\$ 768,336
American National	1,773,207
California St. Parking Garage	574,201
City Park South	0
Clyburn Village	435,730
Downtown Denver	51,920,612
Executive Tower Hotel	22,511
Guaranty Bank	1,208,484
Highlands Garden Village	3,820,990
Larimer Square	2,013,504
Lowry	65,207,510
Mercantile Square	1,511,028
New Elitch's	17,462,811
Northeast Park Hill	2,412,973
Pepsi Center	33,923,419
Point Urban	519,000
South Broadway	11,865,562
St. Luke's #1	10,843,490
St. Luke's #2	3,585,827
Stapleton	69,816,843
Westwood	3,051,706
38th & York	2,787,970
<b>Total</b>	<b>\$ 285,525,714</b>

## Summary of Levies and Taxes

	Mill Levy	Tax Revenue
<b>City &amp; County of Denver</b>		
General Fund	8.857	\$ 74,679,959
Bond Principal	6.260	52,782,719
Bond Interest	2.200	18,549,837
Social Services	3.839	32,369,466
Developmentally Disabled	1.000	8,431,744
Fire Pension	1.423	11,998,372
Police Pension	1.699	14,325,534
<b>Total</b>	<b>25.278</b>	<b>\$ 213,137,631</b>
<b>School District #1</b>		
General Fund	32.687	\$ 275,608,426
Bond Redemption	5.599	47,209,336
<b>Total</b>	<b>38.286</b>	<b>\$ 322,817,762</b>
<b>Urban Drainage &amp; Flood Control District</b>	<b>0.598</b>	<b>\$ 5,042,183</b>
<b>Total General Taxes</b>	<b>64.162</b>	<b>\$ 540,997,576</b>
<b>Total Special District Taxes</b>		<b>18,255,600</b>
<b>Grand Total of All Taxes</b>		<b>\$ 559,253,176</b>
<b>Taxes Distributed to DURA</b>		<b>\$ 18,319,901</b>

## 2004 Assessment Calendar

**January 1**—All taxable property is listed and valued based on its status as of this date.

**By April 15**—All assessable **business personal property** (equipment, fixtures, and furnishings) must be listed on a Declaration Schedule and returned to the Assessor to avoid penalties.

**By May 1**—Taxpayer is notified of real property valuations.

**May 1 to June 1**—Assessor hears protests of real property valuations.

**By June 15**—Taxpayer is notified of business personal property valuations.

**June 15 to July 5**—Assessor hears protests of business personal property valuations.

**By August 25**—Initial Certification of Value to each of the taxing entities in the county.

**By December 15**—Taxing entities certify mill levy to Assessor.

**By December 22**—Final mill levies are approved for the following year's tax collections.

## General Information

The Denver Assessor's office is responsible for the fair and uniform valuation and assessment of all taxable real and personal property within the City & County of Denver. All property, except that specifically exempt by law, is subject to taxation, and it is the duty of the owner to insure that it is listed for assessment with the Assessor.

### Please Remember

- The Assessor does **not** set the mill levies.
- Mill levies for the City & County of Denver are established per Amendment 1 guidelines and are approved by the Mayor and City Council.
- School taxes are levied by the School District Board.
- Special District taxes are levied by the Special District Board of Directors.

After the established mill levies are received by the Assessor from the taxing authorities, it is the Assessor's duty to compute the taxes based upon the assessed value of the property, and then certify and deliver the tax roll to the County Treasurer for collection.

$$\begin{aligned} \text{Actual Value} \times \text{Assessment Rate} &= \text{Assessed Value} \\ \text{Allowable Revenues} / \text{Total Assessed Value} &= \text{Mill Levy} \\ \text{Assessed Value} \times \text{Mill Levy} &= \text{Tax Amount Due} \end{aligned}$$

The 2003 residential assessment rate is 7.96% of actual value. The assessment rate for all other property is 29% except production oil & gas is 87.5%.

Taxes are due January 1st and may be paid in two equal payments. To avoid interest charges, the first half taxes due in 2004 must be paid by February 29th, the second half must be paid by June 15th. If the taxes are to be paid in one installment, payment must be received by April 30. (If any of these dates fall on a weekend or holiday, the payment is due on the next business day.)

The Assessor's Office is available to answer any questions pertaining to the assessment process. Please feel free to contact the office at any time for questions on assessment related matters. For general information, call (720) 913-4162.

# Abstract of Assessment And Summary of Levies

## Denver County Colorado



## 2003

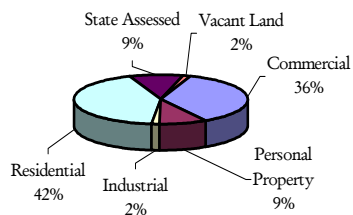
**Total  
Assessed Valuation  
\$8,431,744,300**

**John W. Hickenlooper  
Mayor**

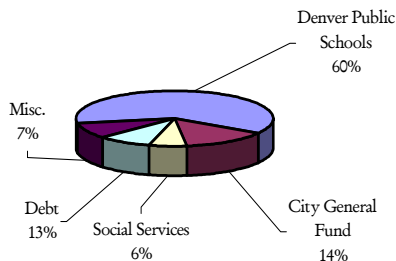
**Jerry L. Ogden  
Assessor**

## 2003 Property Tax Dollars

Source of Revenues



Expenditures



Visit us online at  
[www.denvergov.org/assessor](http://www.denvergov.org/assessor)