

## 2011 Abstract of Assessment

	Total Assessed Value	Total Actual Value
<b>Vacant Land</b>		
Residential	\$ 80,755,910	\$ 278,468,600
Commercial	61,835,960	213,227,500
Industrial	21,918,830	75,582,200
Agricultural	119,500	412,000
PUD	7,772,050	26,800,200
All Others	21,768,250	75,062,900
Possessory Interest	0	0
<b>Total</b>	<b>\$ 194,170,500</b>	<b>\$ 669,553,400</b>
<b>Residential</b>		
Single Family	\$ 3,154,901,940	\$ 39,634,446,500
Condominiums	671,846,890	8,440,287,500
Duplexes/Triplexes	83,140,260	1,044,475,600
Multi Unit (4 to 8)	33,842,170	425,152,800
Multi Unit (9 & up)	378,657,870	4,757,008,400
Manufactured Homes	476,750	5,989,300
Partial Exempt	2,880,940	36,192,700
<b>Total</b>	<b>\$ 4,325,746,820</b>	<b>\$ 54,343,552,800</b>
<b>Commercial</b>		
Merchandising	\$ 632,460,250	\$ 2,180,897,400
Lodging	222,970,810	768,864,900
Offices	1,937,880,570	6,682,346,800
Recreation	112,205,890	386,916,900
Commercial Condos	124,745,760	430,157,800
Possessory Interest	29,664,630	102,291,800
Special Purpose	601,060,160	2,072,621,200
Warehouses	834,801,400	2,878,625,500
Multi-Use	123,102,240	424,490,500
Partial Exempt	36,372,810	125,423,500
<b>Total</b>	<b>\$ 4,655,264,520</b>	<b>\$ 16,052,636,300</b>
<b>Industrial</b>	<b>147,433,350</b>	<b>508,390,800</b>
<b>Personal Property</b>		
Residential	\$ 9,482,990	\$ 32,700,000
Commercial	616,695,340	2,126,535,700
Industrial	100,175,510	345,432,800
Prod. Oil & Gas	0	0
<b>Total</b>	<b>\$ 726,353,840</b>	<b>\$ 2,504,668,500</b>
<b>State Assessed</b>	<b>888,484,800</b>	<b>3,063,740,700</b>
<b>Grand Total</b>	<b>\$ 10,937,453,830</b>	<b>\$ 77,142,542,500</b>
<b>Exempt Properties</b>	<b>Total Assessed Value</b>	<b>Total Actual Value</b>
Federal Government	\$ 125,912,710	\$ 434,181,800
State Government	408,284,340	1,410,097,600
County Government	1,714,062,560	6,235,777,600
Political Subdivision	942,252,580	3,304,844,400
Religious Entities	190,838,390	706,360,100
Private Schools	113,155,880	390,679,900
Charitable Entities	290,783,520	1,354,467,700
All Others	193,456,430	719,421,800
<b>Total</b>	<b>\$ 3,978,746,410</b>	<b>\$ 14,555,830,900</b>

## Special Taxing Districts

	Assessed Value	Mill Levy	Tax Revenue
Bowles Metropolitan	\$ 25,528,880	42.000	\$ 1,072,213
Broadway Station Metro Dist 3	4,287,000	6.000	25,722
Central Platte Valley Metro (1)	34,733,250	53.000	1,840,862
Central Platte Valley Metro (debt)	48,726,530	18.000	877,078
Cherry Creek North B.I.D.	155,166,940	17.642	2,737,455
Cherry Creek Subarea B.I.D. (2)	18,915,400	0.793	15,000
Clear Creek Valley Water	901,790	2.791	2,517
Colfax B.I.D.	45,204,250	8.165	369,093
Colo. Int. Center Metro No 14	8,492,060	60.000	509,524
Denargo Market Metro No 2	120	40.000	5
Denver Gateway Center Metro	2,987,980	36.992	110,531
Denver High Point at DIA Metro	630,170	15.000	9,453
Denver Intl. Bus. Center No 1	17,082,570	40.000	683,303
Denver Suburban Water	234,656,030	0.325	76,263
DUS Metro District No 2 (3)	1,670,030	30.000	50,101
DUS Metro District No 3	720	10.000	7
Ebert Metropolitan	56,128,260	75.000	4,209,620
Ebert Metropolitan (debt)	1,345,840	58.000	78,059
Fairlake Metropolitan	15,035,050	37.914	570,039
Fairlake Metropolitan (debt)	8,706,050	25.000	217,651
First Creek Metropolitan	12,480	10.845	135
Gateway Regional Metro	37,285,650	16.000	596,570
Gateway Regional Metro (debt)	9,119,820	2.577	23,502
Gateway Village G.I.D.	16,404,830	32.500	533,157
Goldsmith Metropolitan	234,656,030	15.871	3,724,226
Goldsmith Metropolitan (debt)	22,603,440	4.650	105,106
Greenwood Metropolitan	1,931,960	16.815	32,486
GVR Metropolitan	63,092,430	27.083	1,708,732
Holly Hills Water & Sanitation	14,825,050	2.716	40,265
Madre Metropolitan Dist. No. 2	3,480,770	50.000	174,039
Mile High Business Center Metro	18,265,500	35.000	639,293
North Washington Fire District	6,865,270	17.318	118,893
North Washington Street Water	6,865,270	0.943	6,474
Old South Gaylord B.I.D.	5,107,820	4.212	21,514
Sand Creek Metropolitan	22,547,220	32.750	738,421
Sand Creek Metropolitan (debt)	8,153,120	20.000	163,062
SBC Metropolitan (4)	51,190,590	35.000	1,791,671
Section 14 Metro	7,611,320	23.290	177,268
Section 14 Metro (debt Raccoon)	2,859,060	20.020	57,238
Section 14 Metro (debt Fairmark)	2,528,880	16.472	41,656
Sheridan Sanitation Dist No. 2	410,620	0.555	228
South Denver Metropolitan	40,446,790	7.000	283,128
Southeast Public Improvement	234,898,000	2.151	505,266
Town Center Metropolitan	430,250	75.000	32,269
Town Center Metro Subdistrict 1	698,010	50.000	34,901
Valley Sanitation	9,563,790	2.493	23,843
Westerly Creek Metro (5)	268,574,240	55.334	14,861,287
<b>Total</b>			<b>\$ 39,889,121</b>

- (1) \$277,020 of the tax for Central Platte Valley is distributed directly to Downtown DDA  
(2) \$4,145 of the tax for Cherry Creek Subarea BID is distrusted directly to Downtown DDA  
(3) \$37,086 of the tax for DUS Metro No 2 is distributed directly to Downtown DDA  
(4) \$1,388,835 of the tax for SBC Metropolitan is distributed directly to Stapleton TIF  
(5) \$10,773, 745 of the tax for Westerly Creek is distributed directly to Stapleton TIF

## Tax Increment Finance Districts

District	Assessed Value Increment
Alameda Square	\$ 3,048,520
American National	3,362,334
California St. Parking Garage	577,609
Cherokee	6,210,244
City Park South	15,115,983
Downtown Denver	137,501,826
Executive Tower Hotel	8,737,826
Guaranty Bank	1,301,275
Highlands Garden Village	7,312,042
Lowenstein Theater	2,731,230
Lowry	141,443,800
Mercantile Square	1,033,983
Northeast Park Hill	3,949,765
Pepsi Center	34,933,863
Point Urban	972,810
South Broadway	15,594,376
St. Luke's #1	10,838,844
St. Luke's #2	10,592,196
Stapleton	310,991,613
Westwood	6,465,562
York Street	4,366,360
<b>Total</b>	<b>\$ 727,082,061</b>

## Summary of Levies and Taxes

	Mill Levy	Tax Revenue
<b>City &amp; County of Denver</b>		
General Fund	9.805	\$ 107,241,735
Bond Principal	3.980	43,531,066
Bond Interest	3.600	39,374,834
Social Services	4.101	44,854,498
Developmentally Disabled	1.030	11,265,577
Fire Pension	1.519	16,613,992
Police Pension	1.812	19,818,666
Capital Maintenance	2.572	28,131,131
<b>Total</b>	<b>28.419</b>	<b>\$ 310,831,499</b>
<b>School District #1</b>		
General Fund	34.307	\$ 375,231,229
Bond Redemption	7.958	87,040,258
<b>Total</b>	<b>42.265</b>	<b>\$ 462,271,487</b>
<b>Urban Drainage &amp; Flood Control District</b>	<b>0.623</b>	<b>\$ 6,814,034</b>
<b>Total General Taxes</b>	<b>71.307</b>	<b>\$ 779,917,020</b>
<b>Total Special District Taxes</b>		<b>39,889,121</b>
<b>Grand Total of All Taxes</b>		<b>\$ 819,806,142</b>
<b>Taxes Distributed to DURA</b>		<b>\$ 51,846,041</b>
(Denver Urban Renewal Authority)		
<b>Tax Distributed to DDA</b>		<b>\$ 681,325</b>
(Denver Downtown Development Authority)		

## 2012 Assessment Calendar

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

**By April 17**—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**—Real property valuations are mailed to taxpayers.

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

**July 16 to August 6**—Assessor hears protests to business personal property valuations.

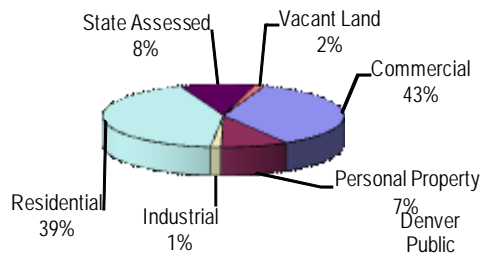
**By August 27**—Initial Certifications of Value are sent to each of the taxing entities in the county.

**By December 17**—Taxing entities certify mill levies to Assessor.

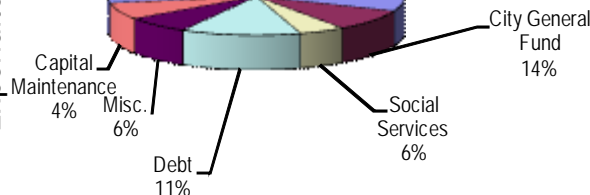
**By December 24**—Final mill levies are approved for the following year's tax collections.

## 2011 Property Tax Dollars

Source of Revenues



Expenditures



## General Information

The Division of Assessment is responsible for the accurate valuation and uniform assessment of property within the City & County of Denver. All real and personal property, except that specifically exempted by law, is subject to taxation. It is the joint responsibility of the Assessor and the owner to ensure that property is correctly listed on the assessment rolls.

### Please Note

- The Assessor does **not** set tax rates (mill levies).
- City & County taxes are established each year under Amendment 1 (TABOR) guidelines and are approved by the Mayor and City Council.
- School taxes are levied by the Denver School District under authority of the School Board.
- Special district taxes are approved by boards of directors for their individual districts.

Tax bill calculations are based on four components: Actual Value, Exempt Amount, Assessment Rate and Mill Levy. The **Assessor** determines Actual Value and amount(s), under law, to be exempted from taxation; the **State** of Colorado sets the Assessment Rate for various classes of property and **Taxing Jurisdictions** (City & County, School & Special Districts) establish Mill Levies (tax rates).

In 2011, the State set the following assessment rates:

Residential property.....	7.96%
Natural Resources.....	87.50%
Commercial.....	29.00%

Each charge or line on a Tax Bill is calculated as follows:

**(Actual Value — Exemption) x Asmt Rate x Millage = Charge**

Denver property taxes issued in January may be paid in one or two installments. To avoid interest charges, the first half of taxes due in 2012 must be paid by February 29th and the second half must be paid by June 15th. If paid in one installment, the entire amount must be received (or postmarked) no later than April 30th.

Denver staff are available from 7:30 AM to 4:30 PM Monday through Friday to answer questions and provide information by dialing 3-1-1 (720-913-1311). For 24x7 assistance visit the Assessor's Office online at:

[www.denvergov.org/assessor](http://www.denvergov.org/assessor)

## Abstract of Assessment And Summary of Levies

### City & County of Denver Colorado



**DENVER**<sup>®</sup>  
THE MILE HIGH CITY

**2011**

Total  
Assessed Valuation  
**\$10,937,453,830**

Michael B. Hancock  
Mayor

Paul H. Jacobs  
Assessor