

# 2009 Abstract of Assessment

	Total Assessed Value	Total Actual Value
<b>Vacant Land</b>		
Residential	\$ 101,033,750	\$ 348,392,200
Commercial	79,999,100	275,859,000
Industrial	23,061,950	79,524,000
Agricultural	43,790	151,000
PUD	9,721,530	33,522,500
All Others	17,590,550	60,657,100
Minor Structures	71,580	246,800
Possessory Interest	84,830	292,500
<b>Total</b>	<b>\$ 231,607,080</b>	<b>\$ 798,645,100</b>
<b>Residential</b>		
Single Family	\$ 3,231,073,990	\$ 40,591,381,800
Condominiums	755,279,560	9,488,436,700
Duplexes/Triplexes	89,230,860	1,120,990,700
Multi Unit (4 to 8)	33,960,310	426,637,000
Multi Unit (9 & up)	432,507,710	5,433,514,000
Manufactured Homes	498,590	6,263,700
Partial Exempt	3,120,960	39,208,000
<b>Total</b>	<b>\$ 4,545,671,980</b>	<b>\$ 57,106,431,900</b>
<b>Commercial</b>		
Merchandising	\$ 728,279,890	\$ 2,511,310,000
Lodging	269,077,710	927,854,100
Offices	2,372,916,970	8,182,472,300
Recreation	106,321,020	366,624,200
Commercial Condos	136,452,990	470,527,600
Possessory Interest	38,071,450	131,280,900
Special Purpose	665,670,940	2,295,417,000
Warehouses	968,129,490	3,338,377,600
Multi-Use	142,206,130	490,365,900
Partial Exempt	24,998,030	86,200,100
<b>Total</b>	<b>\$ 5,452,124,620</b>	<b>\$ 18,800,429,700</b>
<b>Industrial</b>		
Manufacturing	\$ 144,197,790	\$ 497,233,800
Industrial Condos	182,700	630,000
<b>Total</b>	<b>\$ 144,380,490</b>	<b>\$ 497,863,800</b>
<b>Personal Property</b>		
Residential	\$ 8,956,520	\$ 30,884,600
Commercial	689,432,960	2,377,355,000
Industrial	114,583,470	395,115,400
Prod. Oil & Gas	63,300	218,300
<b>Total</b>	<b>\$ 813,036,250</b>	<b>\$ 2,803,573,300</b>
<b>Natural Resources</b>		
Prod. Oil & Gas	\$ 4,020,490	\$ 4,594,800
<b>Total</b>	<b>\$ 4,020,490</b>	<b>\$ 4,594,800</b>
<b>State Assessed</b>	<b>\$ 821,501,810</b>	<b>\$ 2,832,764,900</b>
<b>Grand Total</b>	<b>\$ 12,012,342,720</b>	<b>\$ 82,844,303,500</b>

Exempt Properties	Total Assessed Value	Total Actual Value
Federal Government	\$ 132,280,460	\$ 456,139,500
State Government	385,714,390	1,332,835,700
County Government	1,752,540,240	6,368,921,500
Political Subdivisions	967,326,270	3,393,699,600
Religious Entity	206,913,930	761,362,900
Private Schools	122,167,430	421,839,300
Charitable Entities	290,823,900	1,280,966,900
All Others	212,703,010	737,531,800
<b>Total</b>	<b>\$ 4,070,469,630</b>	<b>\$ 14,753,297,200</b>

## Special Taxing Districts

	Assessed Value	Mill Levy	Tax Revenue
Bowles Metropolitan	\$ 27,467,330	40.000	1,098,693
Broadway Station Metro No. 3	5,866,250	11.000	64,529
Central Platte Valley Metro	35,005,200	53.000	1,855,276
Central Platte Valley Metro debt	57,219,130	20.000	1,144,383
Cherry Creek North B.I.D.	191,112,700	17.642	3,371,610
Cherry Creek Subarea B.I.D.	16,474,200	1.577	25,980
Clear Creek Valley Water	1,114,030	2.807	3,127
Colfax B.I.D.	50,324,580	7.846	394,847
Colo Int'l Center Metro No 14	4,804,490	60.000	288,269
Denver Gateway Center Metro	4,788,740	32.992	157,990
Denver Gateway Meadows Metr	1,570	30.000	47
Denver High Point @ DIA Metro	628,830	15.000	9,432
Denver Intl. Bus. Center No 1	24,183,210	40.000	967,328
Denver Suburban Water	309,605,020	0.325	100,622
DUS Metro District No 2	433,830	30.000	13,015
Ebert Metropolitan	63,473,390	75.000	4,760,504
Fairlake Metropolitan	19,509,530	37.914	739,684
Fairlake Metropolitan debt	9,309,330	25.000	232,733
First Creek Metropolitan	10,830	10.845	117
Gateway Regional Metropolitan	51,213,560	16.000	819,417
Gateway Regional Metro debt	5,431,290	1.631	8,858
Gateway Village G.I.D.	17,648,340	32.500	573,571
Goldsmith Metropolitan	309,605,020	17.542	5,431,091
Goldsmith Metropolitan debt	28,570,380	8.000	228,563
Greenwood Metropolitan	1,405,310	12.927	18,166
GVR Metropolitan	63,892,350	22.002	1,405,759
Holly Hills Water & Sanitation	18,151,190	2.716	49,299
Madre Metropolitan No 2	4,102,930	50.000	205,147
Mile High Business Ctr Metro	15,012,140	35.000	525,425
N. Washington Fire Protection	6,342,590	13.335	84,578
North Washington Street Water	6,342,590	0.949	6,019
Old South Gaylord B.I.D.	5,375,850	3.573	19,208
Sand Creek Metropolitan	32,951,650	27.000	889,695
Sand Creek Metropolitan debt	9,508,040	21.000	199,669
SBC Metropolitan*	55,795,670	35.000	1,952,848
Section 14 Metropolitan	8,977,630	21.043	188,916
Section 14 Metropolitan debt	6,515,350	16.155	105,255
Sheridan Sanitation Dist No. 2	485,360	0.555	269
South Denver Metropolitan	58,669,570	7.000	410,687
Southeast Public Improvement	309,974,070	2.024	627,388
Town Center Metropolitan	260,790	75.000	19,559
Valley Sanitation	10,074,100	2.493	25,115
Westerly Creek Metro Dist.**	269,771,460	55.168	14,882,752
<b>Total</b>			<b>\$ 43,905,443</b>

\*\$1,550,013 of the tax for SBC Metropolitan is distributed directly to Stapleton TIF.

\*\*\$10,785,274 of the tax for Westerly Creek is distributed directly to Stapleton TIF.

## Tax Increment Finance Districts

District	Assessed Value
Alameda Square	\$ 1,300,195
American National	3,894,776
California St. Parking Garage	745,939
Cherokee	\$0
City Park South	14,533,574
Downtown Denver	129,103,803
Executive Tower Hotel	10,947,571
Guaranty Bank	1,847,147
Highlands Garden Village	7,877,971
Lowenstein Theater	3,174,630
Lowry	148,783,950
Mercantile Square	1,084,383
Northeast Park Hill	5,476,057
Pepsi Center	34,332,609
Point Urban	1,071,580
South Broadway	18,591,006
St. Luke's #1	11,949,559
St. Luke's #2	10,145,230
Stapleton	317,652,247
Westwood	7,222,882
York Street	5,789,600
<b>Total</b>	<b>\$ 735,524,709</b>

## Summary of Levies and Taxes

	Mill Levy	Tax Revenue
<b>City &amp; County of Denver</b>		
General Fund	5.867	\$ 70,476,415
Bond Principal	4.470	53,695,172
Bond Interest	3.110	37,358,386
Social Services	3.394	40,769,891
Developmentally Disabled	1.013	12,168,503
Fire Pension	1.258	15,111,527
Police Pension	1.502	18,042,539
Capital Improvement	2.170	26,066,784
Capital Maintenance	2.524	30,319,153
<b>Total</b>	<b>25.308</b>	<b>\$ 304,008,370</b>
<b>School District #1</b>		
General Fund	32.912	\$ 395,350,224
Bond Redemption	6.350	76,278,376
<b>Total</b>	<b>39.262</b>	<b>\$ 471,628,600</b>
<b>Urban Drainage &amp; Flood Control District</b>	<b>0.569</b>	<b>\$ 6,835,023</b>
<b>Total General Taxes</b>	<b>65.139</b>	<b>\$ 782,471,992</b>
<b>Total Special District Taxes</b>		<b>43,905,443</b>
<b>Grand Total of All Taxes</b>		<b>\$ 826,377,435</b>
<b>Taxes Distributed to DURA</b>		<b>\$ 60,246,631</b>
Denver Urban Renewal Authority		
<b>Taxes Distributed to DDA</b>		<b>388,456</b>
Denver Downtown Development Authority		

## 2010 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**—Real property valuations (if changed since 2009) are mailed to taxpayers.

**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 June 30**—Notice of Determination from real property protests mailed.

**June 30 to July 15**—County Board of Equalization appeals accepted.

**July 1**—County Board of Equalization hearings scheduled concluding on or before August 5.

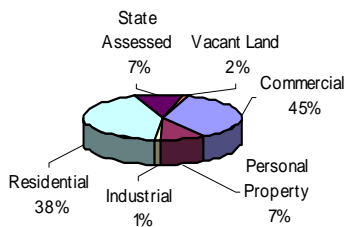
**By August 25**—Initial Certifications of Value are sent to each of the taxing entities in the county.

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

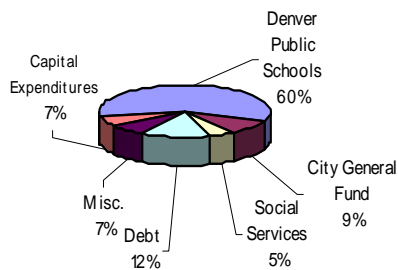
**By December 22**—Final mill levies are approved for the following year's tax collections.

## 2009 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 responsibility of 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 Constitution 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 2009, the State set the following assessment rates:

Residential property.....	7.96%
Production oil & gas.....	87.50%
All remaining property.....	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 2010 must be paid by February 28th 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

2009

**Total  
Assessed Valuation  
\$12,012,342,720**

**John W. Hickenlooper  
Mayor**

**Paul H. Jacobs  
Assessor**