

2004 Abstract of Assessment

	Total Assessed Value	Total Actual Value
Vacant Land		
Residential	\$ 50,850,600	\$ 175,346,900
Commercial	50,722,370	174,904,700
Industrial	20,252,690	69,836,900
Agricultural	40,490	139,600
PUD	4,702,010	16,213,800
All Others	14,536,410	50,125,600
Minor Structures	51,380	177,200
Possessory Interest	15,060	51,900
Total	\$ 141,171,010	\$ 486,796,600
Residential		
Single Family	\$ 2,621,770,840	\$ 32,936,819,600
Condominiums	564,911,440	7,096,877,400
Duplexes/Triplexes	97,727,110	1,227,727,500
Multi Unit (4 to 8)	37,982,200	477,163,300
Multi Unit (9 & up)	344,032,650	4,322,018,200
Manufactured Homes	418,610	5,258,900
Partial Exempt	2,550,560	32,042,200
Total	\$ 3,669,393,410	\$ 46,097,907,100
Commercial		
Merchandising	\$ 437,539,980	\$ 1,508,758,600
Lodging	140,174,020	483,358,700
Offices	1,283,710,900	4,426,589,300
Recreation	98,927,010	341,127,600
Possessory Interest	25,426,910	87,679,000
Special Purpose	360,408,340	1,242,787,400
Warehouses	682,334,970	2,352,879,200
Multi-Use	78,801,650	271,729,800
Partial Exempt	26,874,130	92,669,400
Total	\$ 3,134,197,910	\$ 10,807,579,000
Industrial		
Manufacturing	\$ 116,022,180	\$ 400,076,500
Total	\$ 116,022,180	\$ 400,076,500
Personal Property		
Residential	\$ 8,070,770	\$ 27,830,200
Commercial	610,736,220	2,105,987,000
Industrial	109,601,660	377,936,800
Prod. Oil & Gas	13,150	45,300
Total	\$ 728,421,800	\$ 2,511,799,300
Natural Resources		
Prod. Oil & Gas	\$ 761,320	\$ 870,100
Total	\$ 761,320	\$ 870,100
State Assessed	\$ 743,201,900	\$ 2,562,765,200
Grand Total	\$ 8,533,169,530	\$ 62,867,793,800

	Total Assessed Value	Total Actual Value
Exempt Properties		
Federal Government	\$ 106,268,960	\$ 366,444,700
State Government	199,910,760	689,347,400
County Government	1,687,043,340	5,817,390,800
Political Subdivision	630,755,850	2,175,020,200
Religious Entity	145,987,740	503,406,000
Private Schools	97,997,180	337,921,300
Charitable Entities	251,528,190	867,338,600
Personal Property	3,432,940	11,837,700
All Others	155,672,690	536,802,400
Total	\$ 3,278,597,650	\$ 11,305,509,100

Special Taxing Districts

	Assessed Value	Mill Levy	Tax Revenue
Bowles Metropolitan	\$ 24,082,670	40.000	963,307
Central Platte Valley Metro	22,279,080	57.000	1,269,908
Central Platte Valley Metro Debt	20,274,880	44.500	902,232
Cherry Creek North B.I.D.	88,193,350	17.642	1,555,907
Cherry Creek Subarea B.I.D.	27,333,390	0.546	14,924
Clear Creek Valley Water & Colfax B.I.D.	786,210	2.969	2,334
Denver Gateway Center	30,075,630	7.846	235,973
Denver Intl. Bus. Center Metro	8,073,040	32.992	266,346
Denver Suburban Water	11,374,580	40.000	454,983
Ebert Metropolitan	212,078,040	0.325	68,925
Fairlake Metropolitan	28,989,830	50.000	1,449,492
Fairlake Metropolitan (debt)	13,804,150	44.676	616,714
First Creek Metropolitan	9,259,530	30.168	279,342
Gateway Regional Metropolitan	55,860	10.845	606
Gateway Village G.I.D.	25,865,580	10.000	258,656
Goldsmith Metropolitan	21,508,240	32.500	699,018
Goldsmith Metropolitan (debt)	212,078,040	16.849	3,573,303
Greenwood Metropolitan	22,248,680	10.573	235,235
GVR Metropolitan	1,062,220	14.972	15,904
Holly Hills Water & Sanitation	78,869,080	26.961	2,126,389
North Washington Fire Protection	19,008,080	2.716	51,626
North Washington Street Water & Old South Gaylord B.I.D.	3,620,380	13.677	49,516
Sand Creek Metropolitan	3,553,510	1.274	4,527
Sand Creek Metropolitan (debt)	3,132,030	5.900	18,479
SBC Metropolitan*	19,296,030	24.000	463,105
Section 14 Metropolitan	8,480,210	20.000	169,604
Section 14 Metropolitan (debt)	37,749,390	35.000	1,321,229
Sheridan Sanitation District No. 2	6,000,430	27.000	162,012
South Denver Metropolitan	5,439,150	19.706	107,184
Southeast Public Improvement	294,440	0.544	160
Town Center Metropolitan	40,210,200	9.000	361,892
Valley Sanitation	212,078,040	1.000	212,078
Westerly Creek Metro Dist.**	298,070	45.000	13,413
	9,615,710	2.477	23,818
	60,781,000	54.360	3,304,055
Total			\$ 21,252,196

*\$1,028,549 of the tax for SBC Metropolitan is distributed directly to the Stapleton TIF.

**\$2,619,723 of the tax for Westerly Creek is distributed directly to the Stapleton TIF.

Tax Increment Finance Districts

District	Assessed Value Increment
Alameda Square	\$ 705,876
American National	1,718,037
California St. Parking Garage	574,131
City Park South	0
Clyburn Village	596,460
Downtown Denver	48,787,737
Executive Tower Hotel	0
Guaranty Bank	1,237,694
Highlands Garden Village	3,985,880
Larimer Square	2,554,904
Lowry	77,975,000
Mercantile Square	1,503,758
New Elitch's	16,290,711
Northeast Park Hill	5,661,963
Pepsi Center	35,011,529
Point Urban	857,210
South Broadway	11,573,622
St. Luke's #1	10,857,800
St. Luke's #2	3,571,217
Stapleton	99,304,843
Westwood	4,114,376
38th & York	3,773,850
Total	\$ 330,656,598

Summary of Levies and Taxes

	Mill Levy	Tax Revenue
City & County of Denver		
General Fund	8.965	\$ 76,499,865
Bond Principal	6.260	53,417,641
Bond Interest	2.200	18,772,973
Social Services	3.886	33,159,897
Developmentally Disabled	1.000	8,533,170
Fire Pension	1.440	12,287,764
Police Pension	1.720	14,677,052
Total	25.471	\$ 217,348,361
School District #1		
General Fund	32.728	\$ 279,273,572
Bond Redemption	5.599	47,777,216
Total	38.327	\$ 327,050,789
Urban Drainage & Flood Control District	0.604	\$ 5,154,034
Total General Taxes	64.402	\$ 549,553,184
Total Special District Taxes		21,252,196
Grand Total of All Taxes		\$ 570,805,380
Taxes Distributed to DURA		\$ 21,294,946

2005 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.

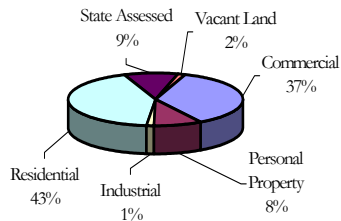
By August 25—Initial Certification of Value to each of the taxing entities in the county.

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

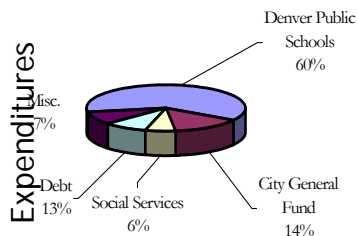
By December 22—Final mill levies are approved for the following year's tax collections.

2004 Property Tax Dollars

Source of Revenues



Expenditures



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 2004 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 2005 must be paid by February 28th, 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.

Visit us online at
www.denvergov.org/assessor

Abstract of Assessment And Summary of Levies

Denver County
Colorado



2004

**Total
Assessed Valuation
\$8,533,169,530**

**John W. Hickenlooper
Mayor**

**John Ragan
Acting Assessor**