

# 2007 Abstract of Assessment

	Total Assessed Value	Total Actual Value
<b>Vacant Land</b>		
Residential	\$ 87,934,060	\$ 303,220,900
Commercial	64,240,120	221,517,700
Industrial	25,931,730	89,419,800
Agricultural	112,610	388,300
PUD	7,186,560	24,781,200
All Others	12,872,340	44,387,400
Minor Structures	58,170	200,600
Possessory Interest	61,450	211,900
<b>Total</b>	<b>\$ 198,397,040</b>	<b>\$ 684,127,800</b>

<b>Residential</b>		
Single Family	\$ 3,182,817,640	\$ 39,985,146,300
Condominiums	672,680,470	8,450,759,700
Duplexes/Triplexes	101,863,360	1,279,690,400
Multi Unit (4 to 8)	39,083,890	491,003,600
Multi Unit (9 & up)	393,733,140	4,946,396,200
Manufactured Homes	552,210	6,937,300
Partial Exempt	3,927,360	49,338,700
<b>Total</b>	<b>\$ 4,394,658,070</b>	<b>\$ 55,209,272,200</b>

<b>Commercial</b>		
Merchandising	\$ 633,507,400	\$ 2,184,508,300
Lodging	218,092,260	752,042,200
Offices	1,754,688,130	6,050,648,800
Recreation	94,098,630	324,478,000
Commercial Condos	105,428,810	363,547,600
Possessory Interest	37,823,300	130,425,200
Special Purpose	548,370,800	1,890,933,800
Warehouses	802,220,240	2,766,276,700
Multi-Use	152,238,070	524,958,900
Partial Exempt	26,064,190	89,876,500
<b>Total</b>	<b>\$ 4,372,531,830</b>	<b>\$ 15,077,696,000</b>

<b>Industrial</b>		
Manufacturing	\$ 130,130,390	\$ 448,725,500
<b>Total</b>	<b>\$ 130,130,390</b>	<b>\$ 448,725,500</b>

<b>Personal Property</b>		
Residential	\$ 8,277,290	\$ 28,542,400
Commercial	654,692,780	2,257,561,300
Industrial	116,608,110	402,096,900
Prod. Oil & Gas	22,010	75,900
<b>Total</b>	<b>\$ 779,600,190</b>	<b>\$ 2,688,276,500</b>

<b>Natural Resources</b>		
Prod. Oil & Gas	\$ 1,279,270	\$ 1,462,000
<b>Total</b>	<b>\$ 1,279,270</b>	<b>\$ 1,462,000</b>

<b>State Assessed</b>	<b>\$ 784,030,700</b>	<b>\$ 2,703,554,100</b>
<b>Grand Total</b>	<b>\$ 10,660,627,490</b>	<b>\$ 76,813,114,100</b>

	Total Assessed Value	Total Actual Value
<b>Exempt Properties</b>		
Federal Government	\$ 132,394,470	\$ 456,532,700
State Government	286,202,690	987,727,400
County Government	1,600,279,860	5,817,884,400
Political Subdivision	957,188,730	3,348,991,700
Religious Entities	183,501,760	678,319,100
Private Schools	122,082,790	420,975,100
Charitable Entities	271,834,940	1,204,682,300
All Others	179,383,460	622,035,700
<b>Total</b>	<b>\$ 3,732,868,700</b>	<b>\$ 13,537,148,400</b>

## Special Taxing Districts

	Assessed Value	Mill Levy	Tax Revenue
Bowles Metropolitan	\$ 26,439,100	40.000	1,057,564
Broadway Station Metro Dist No 3	6,779,570	1.000	6,780
Central Platte Valley Metro	32,867,580	57.000	1,873,452
Central Platte Valley Metro (debt)	53,364,620	44.500	2,374,726
Cherry Creek North B.I.D.	164,619,200	17.642	2,904,212
Cherry Creek Subarea B.I.D.	11,336,060	1.323	14,998
Clear Creek Valley Water Sanitation	989,390	2.846	2,816
Colfax B.I.D.	42,747,150	7.846	335,394
Denver Gateway Center Metro	3,620,630	32.992	119,452
Denver Gateway Meadows Metro	1,510	30.000	45
Denver High Point at DIA Metro	493,490	65.000	32,071
Denver Intl. Bus. Center Metro Dist.	17,337,280	40.000	693,491
Denver Suburban Water	243,046,640	0.325	78,990
Ebert Metropolitan	62,155,660	62.700	3,897,160
Fairlake Metropolitan	15,592,170	40.508	631,608
Fairlake Metropolitan (debt)	9,408,610	26.000	244,624
First Creek Metropolitan	46,170	10.845	501
Gateway Regional Metropolitan	41,269,090	16.000	660,305
Gateway Village G.I.D.	22,748,380	32.500	739,322
Goldsmith Metropolitan	243,046,640	17.378	4,223,665
Goldsmith Metropolitan (debt)	26,412,890	9.500	250,922
Greenwood Metropolitan	853,840	14.183	12,110
GVR Metropolitan	83,820,810	30.274	2,537,591
Holly Hills Water & Sanitation	18,277,410	3.000	54,832
Madre Metropolitan Dist. No 2	2,600,200	50.000	130,010
Mile High Business Center Metro	7,676,320	35.000	268,671
North Washington Fire District	5,438,450	13.562	73,756
North Washington Street Water Sntn	5,438,450	1.174	6,385
Old South Gaylord B.I.D.	4,689,880	4.090	19,182
Sand Creek Metropolitan	29,110,700	25.750	749,601
Sand Creek Metropolitan (debt)	8,547,190	21.000	179,491
SBC Metropolitan*	49,099,480	35.000	1,718,482
Section 14 Metropolitan	7,746,130	23.717	183,715
Section 14 Metropolitan (debt)	6,044,350	9.709	58,685
Sheridan Sanitation District No. 2	422,660	0.540	228
South Denver Metropolitan	47,115,030	7.000	329,805
Southeast Public Improvement	243,486,480	1.621	394,692
Town Center Metropolitan	405,370	62.700	25,417
Valley Sanitation	9,860,240	2.493	24,582
Westerly Creek Metro**	224,550,430	54.888	12,325,124
<b>Total</b>			<b>\$ 39,207,318</b>

\*\$1,315,646 of the tax for SBC Metropolitan is distributed directly to the Stapleton TIF.

\*\*\$8,236,652 of the tax for Westerly Creek is distributed directly to the Stapleton TIF.

## Tax Increment Finance Districts

District	Assessed Value Increment
Alameda Square	\$ 1,563,106
American National	3,040,621
California St. Parking Garage	616,927
Cherokee	185,170
City Park South	3,104,098
Downtown Denver	98,677,417
Elitich's	20,239,311
Executive Tower Hotel	8,517,075
Guaranty Bank	1,502,109
Highlands Garden Village	5,691,845
Lowenstein Theater	2,288,980
Lowry	136,139,980
Mercantile Square	1,114,246
Northeast Park Hill	5,507,031
Pepsi Center	33,440,403
Point Urban	876,130
South Broadway	15,594,464
St. Luke's #1	11,236,007
St. Luke's #2	8,258,920
Stapleton	266,150,662
Westwood	5,999,051
York Street	5,858,100
<b>Total</b>	<b>\$ 635,601,653</b>

## Summary of Levies and Taxes

	Mill Levy	Tax Revenue
<b>City &amp; County of Denver</b>		
General Fund	6.306	\$ 67,225,917
Bond Principal	4.750	50,637,981
Bond Interest	3.683	39,263,091
Social Services	3.630	38,698,078
Developmentally Disabled	1.013	10,799,216
Fire Pension	1.345	14,338,544
Police Pension	1.607	17,131,628
Capital Improvement	2.285	24,359,534
Capital Maintenance	2.500	26,651,569
<b>Total</b>	<b>27.119</b>	<b>\$ 289,105,557</b>

<b>School District #1</b>		
General Fund	33.611	\$ 358,314,351
Bond Redemption	5.599	59,688,853
<b>Total</b>	<b>39.210</b>	<b>\$ 418,003,204</b>

<b>Urban Drainage &amp; Flood Control District</b>	<b>0.568</b>	<b>\$ 6,055,236</b>
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<b>Total General Taxes</b>	<b>66.897</b>	<b>\$ 713,163,997</b>
<b>Total Special District Taxes</b>		<b>39,207,318</b>
<b>Grand Total of All Taxes</b>		<b>\$ 752,371,315</b>

<b>Taxes Distributed to DURA* Denver Urban Renewal Authority</b>		<b>\$ 42,519,844</b>
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## 2008 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 are mailed to taxpayers.

**May 1 to June 2**—Assessor hears protests to real property valuations.

**By June 16**—Taxpayers are notified of business personal property valuations.

**June 16 to July 7**—Assessor hears protests to business personal property valuations.

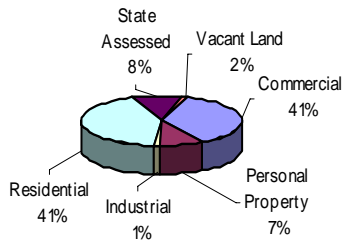
**By August 25**—Initial Certifications of Value are sent to each of the taxing entities in the county.

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

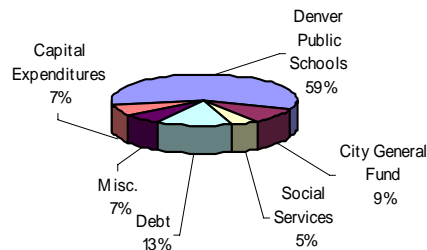
**By December 22**—Final mill levies are approved for the following year's tax collections.

## 2007 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 2007, 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 2008 must be paid by February 29th and the second half must be paid by June 16th. If paid in one installment, the entire amount must be received (or postmarked) no later than April 30.

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



**2007**

**Total  
Assessed Valuation  
\$10,660,627,490**

**John W. Hickenlooper  
Mayor**

**Paul H. Jacobs  
Assessor**