

## 2012 Abstract of Assessment

	Total Assessed Value	Total Actual Value
<b>Vacant Land</b>		
Residential	\$ 84,407,160	\$ 291,059,200
Commercial	67,038,070	231,165,800
Industrial	19,901,080	68,624,400
Agricultural	54,780	188,900
PUD	4,025,120	13,879,700
All Others	18,201,560	62,764,000
Possessory Interest	254,170	876,400
<b>Total</b>	<b>\$ 193,881,940</b>	<b>\$ 668,558,400</b>
<b>Residential</b>		
Single Family	\$ 3,186,879,850	\$ 40,036,179,000
Condominiums	665,533,350	8,360,971,700
Duplexes/Triplexes	82,000,870	1,030,161,700
Multi Unit (4 to 8)	33,454,690	420,285,100
Multi Unit (9 & up)	373,823,690	4,696,277,500
Manufactured Homes	477,090	5,993,600
Partial Exempt	2,848,540	35,785,700
<b>Total</b>	<b>\$ 4,345,018,080</b>	<b>\$ 54,585,654,300</b>
<b>Commercial</b>		
Merchandising	\$ 627,299,800	\$ 2,163,102,800
Lodging	223,701,640	771,385,000
Offices	1,928,719,900	6,650,758,300
Recreation	82,049,200	282,928,300
Commercial Condos	124,373,050	428,872,600
Possessory Interest	24,475,960	84,399,900
Special Purpose	594,889,540	2,051,343,200
Warehouses	815,197,530	2,811,026,000
Multi-Use	124,262,350	428,490,900
Partial Exempt	22,509,550	77,619,200
<b>Total</b>	<b>\$ 4,567,478,520</b>	<b>\$ 15,749,926,200</b>
<b>Industrial</b>	<b>120,329,280</b>	<b>414,928,500</b>
<b>Personal Property</b>		
Residential	\$ 9,872,260	\$ 34,042,300
Commercial	614,960,360	2,120,553,000
Industrial	97,680,260	336,828,500
Prod. Oil & Gas	0	0
<b>Total</b>	<b>\$ 722,512,880</b>	<b>\$ 2,491,423,800</b>
<b>State Assessed</b>	<b>808,217,700</b>	<b>2,786,957,600</b>
<b>Grand Total</b>	<b>\$ 10,757,438,400</b>	<b>\$ 76,697,448,800</b>
<b>Exempt Properties</b>	<b>Total Assessed Value</b>	<b>Total Actual Value</b>
Federal Government	\$ 120,279,490	\$ 416,110,700
State Government	422,822,860	1,465,071,000
County Government	1,720,568,310	6,261,764,100
Political Subdivision	989,973,100	3,454,457,500
Religious Entities	217,946,520	800,718,700
Private Schools	123,307,900	433,855,500
Charitable Entities	309,912,840	1,442,512,700
All Others	190,018,260	714,663,000
<b>Total</b>	<b>\$ 4,094,829,280</b>	<b>\$ 14,989,153,200</b>

## Special Taxing Districts

	Assessed Value	Mill Levy	Tax Revenue
Bowles Metropolitan	\$ 26,031,730	42.000	\$ 1,093,333
Broadway Station Metro Dist 3	4,097,070	6.000	24,582
Central Platte Valley Metro (1)	38,826,770	52.000	2,018,992
Central Platte Valley Metro (debt)	48,647,270	16.000	778,356
Cherry Creek North B.I.D.	154,649,440	17.642	2,728,325
Cherry Creek Subarea B.I.D. (2)	23,278,270	0.644	14,991
Clear Creek Valley Water	744,280	2.791	2,077
Colfax B.I.D.	44,582,210	8.050	358,887
Colo. Int. Center Metro No 13	30	25.000	1
Colo. Int. Center Metro No 14	8,217,250	60.000	493,035
Denargo Market Metro No 2	290	40.000	12
Denver Gateway Center Metro	2,952,230	36.992	109,209
Denver High Point at DIA Metro	643,300	15.000	9,650
Denver Intl. Bus. Center No 1	17,120,840	40.000	684,834
DUS Metro District No 2 (3)	1,476,680	30.000	44,300
Ebert Metropolitan	58,507,950	75.000	4,388,096
Ebert Metropolitan (debt)	1,348,700	58.000	78,225
Fairlake Metropolitan	15,791,290	38.084	601,395
Fairlake Metropolitan (debt)	8,820,230	25.000	220,506
First Creek Metropolitan	93,270	10.845	1,012
Gateway Regional Metro	38,953,790	16.000	623,261
Gateway Regional Metro (debt)	8,858,140	2.817	24,953
Gateway Village G.I.D.	16,461,800	32.500	535,009
Goldsmith Metropolitan	227,919,150	14.750	3,361,807
Greenwood Metropolitan	1,660,700	15.110	25,093
GVR Metropolitan	65,803,100	32.957	2,168,673
Holly Hills Water & Sanitation	14,681,800	2.716	39,876
Madre Metropolitan Dist. No. 2	3,410,310	50.000	170,516
Mile High Business Center Metro	21,224,980	35.000	742,874
North Washington Fire Protection	6,597,500	17.344	114,427
North Washington Street Water	6,597,500	0.943	6,221
Old South Gaylord B.I.D.	5,186,390	6.863	35,594
Sand Creek Metropolitan	22,360,620	34.250	765,851
Sand Creek Metropolitan (debt)	8,243,370	20.000	164,867
SBC Metropolitan (4)	51,381,030	35.000	1,798,336
Section 14 Metro	7,589,970	23.681	179,738
Section 14 Metro (debt Raccoon)	2,993,550	16.798	50,286
Section 14 Metro (debt Fairmark)	2,482,410	12.573	31,211
Sheridan Sanitation Dist No. 2	416,200	0.555	231
South Denver Metropolitan	42,123,250	7.000	294,863
Southeast Public Improvement	229,163,880	2.083	477,348
Town Center Metropolitan	192,740	75.000	14,456
Town Center Metro Subdistrict 1	709,510	50.000	35,476
Valley Sanitation	9,574,890	2.493	23,870
Westerly Creek Metro (5)	291,411,580	55.311	16,118,266
<b>Total</b>			<b>\$ 41,452,921</b>

- (1) \$455,314 of the tax for Central Platte Valley Metro is distributed to Denver Union Station DDA  
(2) \$8,425 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA  
(3) \$31,286 of the tax for DUS Metro No 2 is distributed directly to Denver Union Station DDA  
(4) \$1,395,501 of the tax for SBC Metropolitan is distributed directly to Stapleton TIF  
(5) \$12,032,423 of the tax for Westerly Creek is distributed to Stapleton TIF

## Tax Increment Finance Districts

District	Assessed Value Increment
Alameda Square	\$ 2,336,890
American National	3,277,384
California St. Parking Garage	594,529
Cherokee	6,074,314
City Park South	15,171,323
Downtown Denver	126,706,056
Executive Tower Hotel	8,649,926
Guaranty Bank	1,341,545
Highlands Garden Village	7,793,492
Lowenstein Theater	2,674,200
Lowry	145,177,250
Marycrest	373,420
Mercantile Square	796,633
Northeast Park Hill	3,364,285
Pepsi Center	35,343,563
Point Urban	989,650
South Broadway	15,628,356
St. Luke's #1	10,892,764
St. Luke's #2	9,489,396
Stapleton	329,957,783
Westwood	6,372,242
York Street	4,277,680
<b>Total</b>	<b>\$ 737,282,681</b>

## Summary of Levies and Taxes

	Mill Levy	Tax Revenue
<b>City &amp; County of Denver</b>		
General Fund	13.362	\$ 143,740,892
Bond Principal	4.170	44,858,518
Bond Interest	3.780	40,663,117
Social Services Special Revenue	4.520	48,623,622
Developmentally Disabled	1.033	11,112,434
Fire Pension	1.587	17,072,055
Police Pension	1.893	20,363,831
Capital Maintenance	2.581	27,764,949
<b>Total</b>	<b>32.926</b>	<b>\$ 354,199,417</b>
<b>School District #1</b>		
General Fund	39.575	\$ 425,725,625
Bond Redemption	10.913	117,395,925
<b>Total</b>	<b>50.488</b>	<b>\$ 543,121,551</b>
<b>Urban Drainage &amp; Flood Control District</b>	<b>0.657</b>	<b>\$ 7,067,637</b>
<b>Total General Taxes</b>	<b>84.071</b>	<b>\$ 904,388,605</b>
<b>Total Special District Taxes</b>		<b>41,452,921</b>
<b>Grand Total of All Taxes</b>		<b>\$ 945,841,526</b>
<b>Taxes Distributed to DURA</b> (Denver Urban Renewal Authority)		<b>\$ 61,984,092</b>
<b>Tax Distributed to DDA</b> (Denver Downtown Development Authority)		<b>\$ 1,083,493</b>

## 2013 Assessment Calendar

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

**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 3**—Assessor hears protests to real property valuations.

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

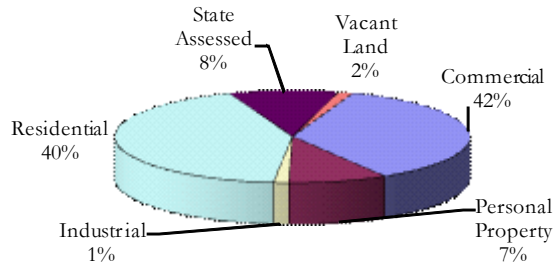
**By August 27**—Initial Certifications of Value are sent to each of the taxing entities in the county.

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

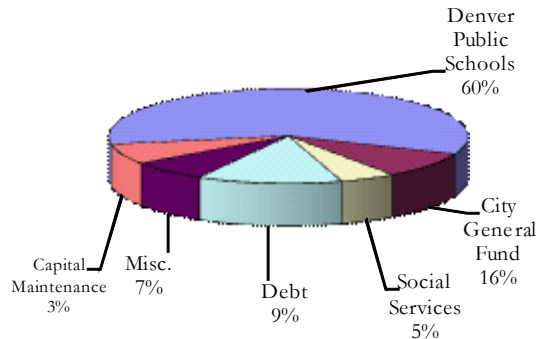
**By December 24**—Final mill levies are approved for the following year's tax collections.

## 2012 Property Tax Dollars

Source of Revenues



Expenditures



## General Information

Assessment Division 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 assessment rolls.

### Please Note

- The Assessor does **not** set tax rates (mill levies).
- City & County taxes are established each year under constitutional guidelines and are approved by the Mayor and City Council.
- School taxes are levied by Denver Public Schools 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 2012, the State continued 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 2013 must be paid by February 28th and the second half must be paid by June 17th. 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

**2012**

Total  
Assessed Valuation  
**\$10,757,438,400**

Michael B. Hancock  
Mayor

Paul H. Jacobs  
Assessor