

## 2013 Abstract of Assessment

	Total Assessed Value	Total Actual Value
<b>Vacant Land</b>		
Residential	\$ 90,250,950	\$ 311,210,200
Commercial	74,635,340	257,363,200
Industrial	16,857,150	58,128,100
Agricultural	68,500	236,200
PUD	4,725,460	16,294,700
All Others	25,961,470	89,522,300
Possessory Interest	239,090	824,400
<b>Total</b>	<b>\$ 212,737,960</b>	<b>\$ 733,579,100</b>
<b>Residential</b>		
Single Family	\$ 3,222,124,390	\$ 40,478,949,600
Condominiums	623,526,380	7,833,246,000
Duplexes/Triplexes	81,207,120	1,020,190,000
Multi Unit (4 to 8)	35,194,810	442,145,800
Multi Unit (9 & up)	503,339,680	6,323,362,800
Manufactured Homes	460,170	5,781,000
Partial Exempt	3,853,260	48,407,800
<b>Total</b>	<b>\$ 4,469,705,810</b>	<b>\$ 56,152,083,000</b>
<b>Commercial</b>		
Merchandising	\$ 660,183,530	\$ 2,276,494,900
Lodging	258,164,820	890,223,600
Offices	2,092,018,960	7,213,858,400
Recreation	80,222,460	276,629,200
Commercial Condos	130,858,100	451,234,900
Possessory Interest	28,478,360	98,201,200
Special Purpose	556,682,950	1,919,596,400
Warehouses	858,045,100	2,958,776,200
Multi-Use	195,378,960	673,720,500
Partial Exempt	26,477,040	91,300,100
<b>Total</b>	<b>\$ 4,886,510,280</b>	<b>\$ 16,850,035,400</b>
<b>Industrial</b>		
Manufacturing	124,503,420	429,322,100
<b>Total</b>	<b>124,503,420</b>	<b>429,322,100</b>
<b>Personal Property</b>		
Residential	\$ 9,594,670	\$ 33,085,100
Commercial	634,384,510	2,187,532,800
Industrial	97,558,540	336,408,800
Prod. Oil & Gas	0	0
<b>Total</b>	<b>\$ 741,537,720</b>	<b>\$ 2,557,026,700</b>
<b>State Assessed</b>	<b>829,206,620</b>	<b>2,859,333,200</b>
<b>Grand Total</b>	<b>\$ 11,264,201,810</b>	<b>\$ 79,581,379,500</b>
<b>Exempt Properties</b>	<b>Total Assessed</b>	<b>Total Actual</b>
Federal Government	\$ 127,840,920	\$ 37,073,870
State Government	386,821,050	111,967,340
County Government	1,784,203,190	508,307,140
Political Subdivision	1,008,800,490	291,759,040
Religious Entities	193,862,680	55,102,480
Private Schools	121,823,150	35,138,550
Charitable Entities	274,154,350	70,184,960
All Others	182,045,640	50,644,870
<b>Total</b>	<b>\$ 4,079,551,470</b>	<b>\$ 1,160,178,250</b>

## Special Taxing Districts

	Assessed	Mill	Tax
Bluebird Business Imp District	\$ 6,441,590	10.000	\$ 64,416
Bowles Metropolitan	24,299,500	42.000	1,020,579
Broadway Station Metro No 3 (1)	4,295,660	6.000	25,774
Central Platte Valley Metro (2)	56,441,130	52.000	2,934,939
Central Platte Valley Metro (debt)(debt)	55,883,780	16.000	894,140
Cherry Creek North B.I.D.	160,662,450	17.642	2,834,407
Cherry Creek Subarea B.I.D. (3)	37,172,800	0.403	14,981
Clear Creek Valley Water/Sanit	716,290	2.791	1,999
Colfax B.I.D.	45,187,100	8.055	363,982
Colo. Int. Center Metro No 13	30	25.000	1
Colo. Int. Center Metro No 14	8,509,450	60.000	510,567
Denargo Market Metro No 2	2,940,160	40.000	117,606
Denver Gateway Center Metro	3,054,560	36.992	112,994
Denver High Point at DIA Metro	632,700	15.000	9,491
Denver Intl. Bus. Ctr Metro No 1	16,527,080	40.000	661,083
DUS Metro District No 2 (4)	7,851,380	30.000	235,541
DUS Metro District No 3 (5)	1,100	10.000	11
Ebert Metropolitan	55,782,880	75.000	4,183,716
Ebert Metropolitan (debt)	1,580,600	58.000	91,675
Fairlake Metropolitan	20,067,270	31.681	635,751
Fairlake Metropolitan (debt)	8,776,950	21.000	184,316
Federal Boulevard BID	4,185,650	11.944	49,993
Gateway Regional Metro	35,171,700	16.000	562,747
Gateway Village G.I.D.	16,995,100	32.500	552,341
Goldsmith Metropolitan	230,199,640	12.750	2,935,045
Greenwood Metropolitan	1,916,820	14.062	26,954
GVR Metropolitan	60,969,250	32.957	2,009,364
Holly Hills Water & Sanitation	15,031,370	2.716	40,825
Madre Metropolitan Dist. No. 2	4,459,590	50.000	222,980
Mile High Business Center Metro	20,056,510	35.000	701,978
North Washington Fire Protection	6,614,500	17.274	114,259
North Washington St Water/Sanita	6,614,500	0.933	6,171
Old South Gaylord B.I.D.	5,702,040	6.118	34,885
Sand Creek Metropolitan	21,757,120	35.500	772,378
Sand Creek Metropolitan (debt)	9,147,050	20.000	182,941
SBC Metropolitan (6)	58,492,480	35.000	2,047,237
Section 14 Metro	7,982,870	23.290	185,921
Section 14 Metro (debt Raccoon)	3,078,680	18.961	58,375
Section 14 Metro (debt Fairmark)	3,314,880	6.832	22,647
Sheridan Sanitation Dist No. 2	453,800	0.555	252
South Denver Metropolitan	48,391,640	8.330	403,102
Southeast Public Impr Metropolitan	230,511,780	2.000	461,024
Town Center Metropolitan	333,120	75.000	24,984
Town Center Metro Subdistrict 1	987,050	50.000	49,353
Town Center Metro Subdistrict 2	618,850	50.000	30,943
Valley Sanitation	9,150,070	2.493	22,811
Westerly Creek Metro (7)	324,491,820	55.769	18,096,584
<b>Total</b>			<b>\$ 44,514,063</b>

- (1) \$2,462,343 of the tax for Broadway Station Metro is distributed to Cherokee TIF
- (2) \$22,930,257 of the tax for Central Platte Valley Metro is distributed to Denver Union Station DDA
- (3) \$16,003, 957 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA
- (4) \$4,079,146 of the tax for DUS Metro No 2 is distributed directly to Denver Union Station DDA
- (5) \$571 of the tax for DUS Metro No 3 is distributed to Denver Union Station DDA
- (6) \$52,787,229 of the tax for SBC Metro is distributed to Stapleton TIF
- (7) \$292,841,475 of the tax for Westerly Creek Metro is distributed to Stapleton TIF

## Tax Increment Finance Districts

District	Assessed Value Increment
Alameda Square	\$ 2,611,442
American National	3,718,653
California St. Parking Garage	645,136
Cherokee	6,379,341
City Park South	17,555,974
Colorado National Bank Bldg	264,920
Downtown Denver	137,289,491
Executive Tower Hotel	10,951,748
Guaranty Bank	1,457,391
Highlands Garden Village	8,653,696
Lowenstein Theater	2,585,890
Lowry	148,193,690
Marycrest	695,470
Mercantile Square	965,217
Northeast Park Hill	3,453,549
Pepsi Center	37,852,598
Point Urban	953,860
South Broadway	14,204,379
Stapleton	369,619,262
Westwood	6,363,767
York Street	3,879,300
9th & Colorado	1,471,610
Saint Anthony	2,026,680
<b>Total</b>	<b>\$ 781,793,064</b>

## Summary of Levies and Taxes

	Mill Levy	Tax Revenue
<b>City &amp; County of Denver</b>		
General Fund	13.185	\$ 148,518,501
Bond Principal	4.330	48,773,994
Bond Interest	4.103	46,217,020
Social Services Special Revenue	4.480	50,463,624
Developmentally Disabled	1.021	11,500,750
Fire Pension	1.572	17,707,325
Police Pension	1.875	21,120,378
Capital Maintenance	2.553	28,757,507
<b>Total</b>	<b>33.119</b>	<b>\$ 373,059,100</b>
<b>School District #1</b>		
General Fund	38.853	\$ 437,648,033
Bond Redemption	10.446	117,665,852
<b>Total</b>	<b>49.299</b>	<b>\$ 555,313,886</b>
<b>Urban Drainage &amp; Flood Control District</b>	<b>0.672</b>	<b>\$ 7,569,544</b>
<b>Total General Taxes</b>	<b>83.090</b>	<b>\$ 935,942,529</b>
<b>Total Special District Taxes</b>		<b>44,514,063</b>
<b>Grand Total of All Taxes</b>		<b>\$ 980,456,592</b>
<b>Taxes Distributed to DURA</b> (Denver Urban Renewal Authority)		<b>\$ 64,959,186</b>
<b>Tax Distributed to DDA</b> (Denver Downtown Development Authority)		<b>\$ 2,320,497</b>

## 2014 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 changed since 2013 are mailed to taxpayers.

**May 1 to November 15**—Board of County Commissioners hears real property valuation protests.

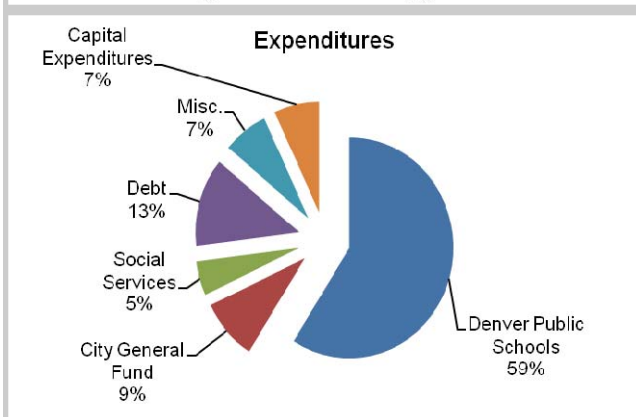
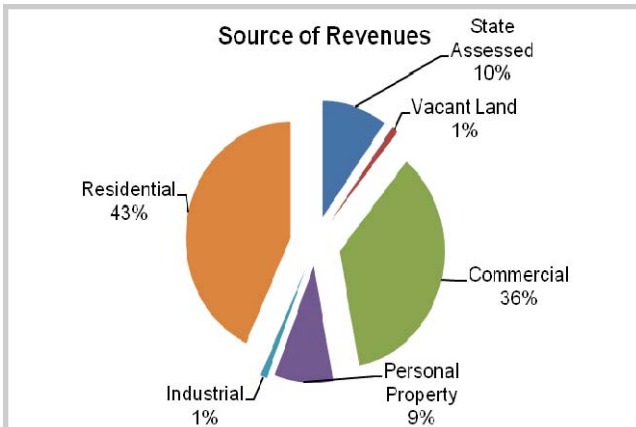
**July 16 to November 15**—Board of County Commissioners hears Business Personal Property valuation protests.

**By August 25**—Initial Certification of Value is sent to each taxing entity in the county.

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

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

## 2013 Property Tax Dollars



## 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 and Special Districts) establish Mill Levies (tax rates).

In 2013, 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 = Tax**

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 2014 must be paid by February 28th 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 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

**2013**

Total  
Assessed Valuation  
**\$11,264,201,810**

Michael B. Hancock  
Mayor

Paul H. Jacobs  
Assessor