

2015 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.

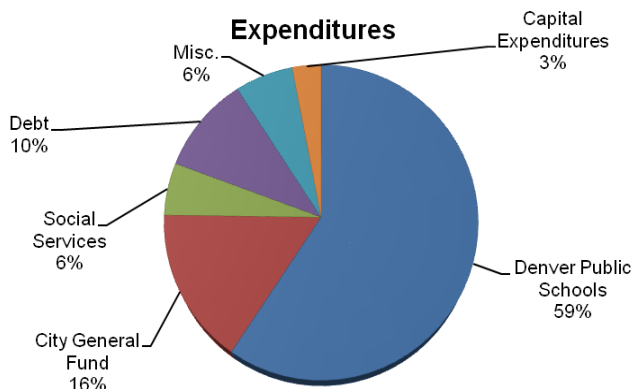
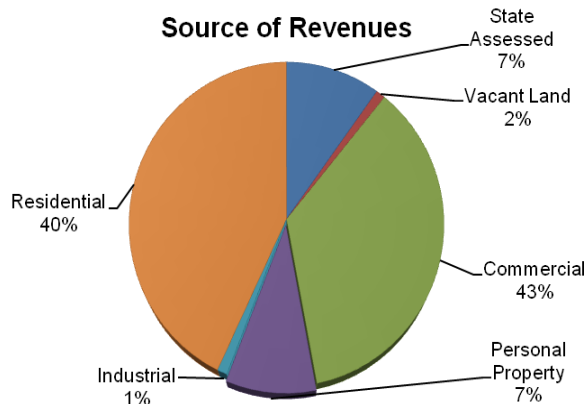
May 1 to June 1—Assessor hears protests to real property valuations.

July 15 to July 30—Assessor hears protests to business personal property valuations.

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.

2014 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 2014, 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 2015 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

Abstract of Assessment And Summary of Levies

City & County of Denver Colorado



DENVER[®]
THE MILE HIGH CITY

2014

Total
Assessed Valuation
\$11,385,251,250

Michael B. Hancock
Mayor

Keith A. Erffmeyer
Assessor

2014 Abstract of Assessment

	Total Assessed Value	Total Actual Value
Vacant Land		
Residential	\$ 68,882,030	\$ 237,524,300
Commercial	71,255,070	245,707,100
Industrial	18,375,990	63,365,500
Agricultural	69,110	238,300
PUD	3,641,830	12,558,000
All Others	19,544,060	67,393,300
Possessory Interest	58,650	202,200
Total	\$ 181,826,740	\$ 626,988,700
Residential		
Single Family	\$ 3,285,020,180	\$ 41,269,097,700
Condominiums	614,576,110	7,720,805,500
Duplexes/Triplexes	79,633,850	1,000,425,200
Multi Unit (4 to 8)	35,066,870	440,538,600
Multi Unit (9 & up)	549,245,880	6,900,073,900
Manufactured Homes	478,600	6,012,500
Partial Exempt	3,581,890	44,998,600
Total	\$ 4,567,603,380	\$ 57,381,952,000
Commercial		
Merchandising	\$ 664,320,410	\$ 2,290,760,000
Lodging	265,156,320	914,332,100
Offices	2,075,625,380	7,157,328,900
Recreation	118,239,250	407,721,600
Commercial Condos	141,020,670	486,278,200
Possessory Interest	33,242,650	114,629,800
Special Purpose	550,106,330	1,896,918,400
Warehouses	845,690,770	2,916,175,100
Multi-Use	184,319,930	635,586,000
Partial Exempt	31,810,840	109,692,600
Total	\$ 4,909,532,550	\$ 16,929,422,700
Industrial		
Manufacturing	\$ 122,425,260	\$ 422,156,100
Total	\$ 122,425,260	\$ 422,156,100
Personal Property		
Residential	\$ 9,525,380	\$ 32,846,100
Commercial	660,757,600	2,278,474,500
Industrial	95,202,540	328,284,600
Prod. Oil & Gas	0	0
Total	\$ 765,485,520	\$ 2,639,605,200
Natural Resources		
Prod. Oil & Gas	\$ 0	\$ 0
Total	\$ 0	\$ 0
State Assessed	\$ 838,377,800	\$ 2,890,957,900
Grand Total	\$ 11,385,251,250	\$ 80,891,082,600
Exempt Properties	Total Assessed	Total Actual
Federal Government	\$ 127,840,920	\$ 440,830,700
State Government	375,514,850	1,303,690,000
County Government	1,781,697,580	6,523,077,700
Political Subdivision	1,037,385,770	3,614,878,700
Religious Entities	222,622,560	818,660,300
Private Schools	115,902,750	404,956,800
Charitable Entities	324,557,160	1,490,759,100
All Others	192,575,570	727,350,800
Total	\$ 4,178,097,160	\$ 15,324,204,100

Special Taxing Districts

	Assessed	Mill	Tax
Adams County Fire Protection	\$ 6,589,140	17.286	\$ 113,900
Bluebird Business Imp District	7,321,690	10.000	73,217
BMP Metropolitan No 2 (debt) (1)	12,779,360	18.400	235,140
Bowles Metropolitan	24,292,390	42.000	1,020,280
Broadway Station Metro No 3 (2)	4,178,580	6.000	25,071
Central Platte Valley Metro (3)	71,105,490	49.000	3,484,169
Central Platte Valley Metro (debt)	57,577,400	16.000	921,238
Cherry Creek North B.I.D.	159,219,860	17.642	2,808,957
Cherry Creek Subarea B.I.D. (4)	43,303,300	0.346	14,983
Clear Creek Valley Water/Sanitation	660,930	2.791	1,845
Colfax Business Improvement	44,996,820	8.005	360,200
Colo. Int. Center Metro No 13	30	25.000	1
Colo. Int. Center Metro No 14	8,446,680	60.000	506,801
Denargo Market Metro No 2	5,174,290	40.000	206,972
Denver Gateway Center Metro	3,054,020	37.865	115,640
Denver High Point at DIA Metro	641,560	15.000	9,623
Denver Intl. Bus. Ctr Metro No 1	16,200,030	40.000	648,001
DUS Metro District No 2 (5)	14,251,180	30.000	427,535
DUS Metro District No 3 (6)	1,100	10.000	11
Ebert Metropolitan	58,361,060	75.000	4,377,080
Ebert Metropolitan (debt)	1,906,680	58.000	110,587
Fairlake Metropolitan	19,031,180	32.681	621,958
Fairlake Metropolitan (debt)	8,787,020	22.000	193,314
Federal Boulevard BID	4,188,210	10.000	41,882
Gateway Regional Metro	34,962,090	16.000	559,393
Gateway Village G.I.D.	17,861,970	32.500	580,514
Goldsmith Metropolitan	226,551,070	11.750	2,661,975
Greenwood Metropolitan	1,859,440	13.839	25,733
GVR Metropolitan	61,464,870	20.094	1,235,075
Holly Hills Water & Sanitation	18,501,190	2.716	50,249
Madre Metropolitan Dist. No. 2	6,288,980	50.000	314,449
Mile High Business Center Metro	20,253,580	35.000	708,875
North Washington St Water/Sanita	6,589,140	0.924	6,088
Old South Gaylord B.I.D.	5,693,710	8.162	46,472
Sand Creek Metropolitan	25,376,190	35.500	900,855
Sand Creek Metropolitan (debt)	9,016,070	20.000	180,321
SBC Metropolitan (7)	62,212,660	35.000	2,177,443
Section 14 Metro	7,870,650	23.552	185,370
Section 14 Metro (debt Raccoon)	3,028,900	19.038	57,664
Section 14 Metro (debt Fairmark)	3,369,410	6.846	23,067
Sheridan Sanitation Dist No. 2	468,450	0.555	260
South Sloan's Lake Metro No 2 (8)	831,370	35.000	29,098
Southeast Public Impr Metropolitan	226,836,510	2.000	453,673
Town Center Metropolitan	367,140	75.000	27,536
Town Center Metro Subdistrict 1	1,710,650	50.000	85,533
Town Center Metro Subdistrict 2	678,150	50.000	33,908
Valley Sanitation	9,814,650	2.493	24,468
Westerly Creek Metro (9)	329,249,660	55.986	18,433,371
Total			\$ 45,119,795

- (1) \$163,379 of the tax for BMP Metro No 2 (debt) is distributed to South Broadway TIF
- (2) \$14,359 of the tax for Broadway Station Metro No 3 is distributed to Cherokee TIF
- (3) \$1,886,066 of the tax for Central Platte Valley Metro is distributed to Denver Union Station DDA
- (4) \$8,780 of the tax for Cherry Creek Subarea BID is distributed directly to Denver Union Station DDA
- (5) \$280,100 of the tax for DUS Metro No 2 is distributed directly to Denver Union Station DDA
- (6) \$7 of the tax for DUS Metro No 3 is distributed to Denver Union Station DDA
- (7) \$1,970,143 of the tax for SBC Metro is distributed to Stapleton TIF
- (8) \$20,649 of the tax for South Sloan's Lake Metro No 2 is distributed to St. Anthony's TIF
- (9) \$16,678,451 of the tax for Westerly Creek Metro is distributed to Stapleton TIF

Tax Increment Finance Districts

District	Assessed Value Increment
Alameda Square	\$ 2,595,782
American National	3,844,173
California St. Parking Garage	639,966
Cherokee	6,365,221
City Park South	17,513,884
Colorado National Bank Bldg	4,115,390
Downtown Denver	148,829,171
Executive Tower Hotel	13,203,828
Globeville Commercial	0
Guaranty Bank	2,218,711
Highlands Garden Village	9,958,046
Ironworks Foundry	503,680
Lowenstein Theater	2,688,370
Lowry	147,274,050
Marycrest	1,008,770
Mercantile Square	1,771,817
Northeast Park Hill	3,366,449
Pepsi Center	41,436,148
Point Urban	958,530
South Broadway	15,071,339
Stapleton	379,663,342
Westwood	5,964,157
York Street	4,150,790
9th & Colorado	2,672,100
Saint Anthony	1,753,870
414 14th Street	1,221,780
2300 Welton	10,230
Total	\$ 818,799,594

Summary of Levies and Taxes

	Mill Levy	Tax Revenue
City & County of Denver		
General Fund	13.156	\$ 149,784,365
Bond Principal	4.100	46,679,530
Bond Interest	4.333	49,332,294
Social Services	4.470	50,892,073
Developmentally Disabled	1.016	11,567,415
Fire Pension	1.568	17,852,074
Police Pension	1.870	21,290,420
Capital Maintenance	2.542	28,941,309
Total	33.055	\$ 376,339,480
School District #1		
General Fund	38.780	\$ 441,520,043
Bond Redemption	10.519	119,761,458
Total	49.299	\$ 561,281,502
Urban Drainage & Flood Control District	0.700	\$ 7,969,676
Total General Taxes	83.054	\$ 945,590,658
Total Special District Taxes		45,119,795
Grand Total of All Taxes		\$ 990,710,453
Taxes Distributed to DURA (Denver Urban Renewal Authority)		\$ 68,004,581
Tax Distributed to DDA (Denver Downtown Development Authority)		\$ 4,075,043