

## 2016 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.

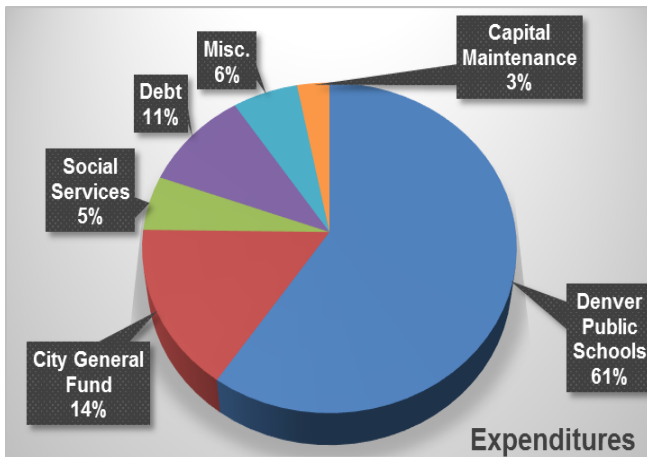
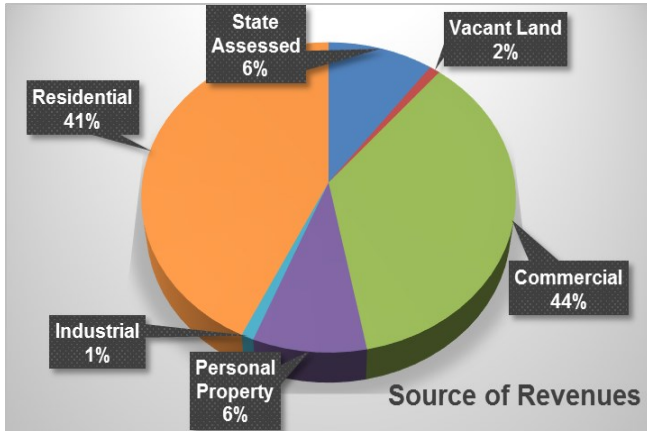
**May 1 to June 1**—Assessor hears protests to real property valuations.

**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.

## 2015 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 2015, the State continued the following assessment rates:

Residential Property.....	7.96%
Natural Resources.....	87.50%
Non-residential.....	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 2016 must be paid by February 29th 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](http://www.denvergov.org/assessor)

# Abstract of Assessment And Summary of Levies

## City & County of Denver Colorado



**DENVER**<sup>®</sup>  
THE MILE HIGH CITY

**2015**

Total  
Assessed Valuation  
**\$14,384,909,283**

Michael B. Hancock  
Mayor

Keith A. Erffmeyer  
Assessor

## 2015 Abstract of Assessment

	Total Assessed Value	Total Actual Value
<b>Vacant Land</b>		
Residential	\$ 70,760,160	\$ 286,777,500
Commercial	82,089,610	283,066,300
Industrial	27,899,500	96,204,400
Agricultural	78,530	265,800
PUD	1,141,800	3,936,800
All Others	37,401,260	128,969,600
Possessory Interest	235,980	813,700
<b>Total</b>	<b>\$ 219,606,840</b>	<b>\$ 800,034,100</b>
<b>Residential</b>		
Single Family	\$ 4,191,621,580	\$ 48,102,353,197
Condominiums	773,677,420	9,719,135,600
Duplexes/Triplexes	98,749,080	1,240,514,515
Multi Unit (4 to 8)	46,115,520	579,329,241
Multi Unit (9 & up)	805,375,740	10,117,761,700
Manufactured Homes	597,880	7,508,400
Partial Exempt	3,521,650	44,252,360
<b>Total</b>	<b>\$ 5,919,658,870</b>	<b>\$ 69,810,855,013</b>
<b>Commercial</b>		
Merchandising	\$ 781,075,130	\$ 2,693,354,750
Lodging	347,172,000	1,197,144,400
Offices	2,869,736,960	9,895,732,841
Recreation	103,937,310	358,404,000
Commercial Condos	189,440,770	653,244,350
Possessory Interest	49,567,990	170,923,700
Special Purpose	727,061,170	2,507,097,300
Warehouses	1,043,336,710	3,597,703,092
Multi-Use	279,103,330	2,141,107,200
Partial Exempt	54,621,310	190,977,674
<b>Total</b>	<b>\$ 6,445,052,680</b>	<b>\$ 23,405,689,307</b>
<b>Industrial</b>		
Manufacturing	\$ 150,605,960	\$ 519,329,900
<b>Total</b>	<b>\$ 150,605,960</b>	<b>\$ 519,329,900</b>
<b>Personal Property</b>		
Residential	\$ 12,332,140	\$ 41,340,941
Commercial	700,004,743	2,393,114,800
Industrial	113,461,550	391,221,244
Prod. Oil & Gas	0	0
<b>Total</b>	<b>\$ 825,798,433</b>	<b>\$ 2,825,676,985</b>
<b>Natural Resources</b>		
Prod. Oil & Gas	\$ 0	\$ 0
<b>Total</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>State Assessed</b>	<b>\$ 824,186,500</b>	<b>\$ 2,842,022,100</b>
<b>Grand Total</b>	<b>\$ 14,384,909,283</b>	<b>\$ 100,203,607,405</b>
<b>Exempt Properties</b>	<b>Total Assessed</b>	<b>Total Actual</b>
Federal Government	\$ 187,929,470	\$ 648,032,240
State Government	418,204,790	1,448,789,120
County Government	1,869,995,610	7,039,753,900
Political Subdivision	1,232,638,340	6,303,439,213
Religious Entities	267,104,760	988,382,806
Private Schools	137,180,210	477,646,541
Charitable Entities	409,436,090	1,936,250,414
All Others	306,282,140	1,249,166,588
<b>Total</b>	<b>\$ 4,828,771,410</b>	<b>\$ 20,091,460,822</b>

## Special Taxing Districts

	Assessed	Mill	Tax
Aviation Station #2	30	53.000	2
Aviation Station #5	30	10.000	0
Bluebird BID	8,648,920	10.000	86,489
BMP No 2 (1)	1,141,230	5.000	5,706
BMP Metro No 2 (debt) (2)	12,192,420	15.000	182,886
BMP No 3 (3)	1,608,780	15.000	24,132
Bowles Metro	29,652,720	42.000	1,245,414
Central Platte Valley Metro (8)	148,456,340	36.000	5,344,428
Central Platte Valley Metro (debt)	74,209,360	15.000	1,113,140
Cherry Creek North BID	205,233,600	17.142	3,518,114
Cherry Creek Subarea BID (7)	76,623,400	0.178	13,639
Clear Creek Valley Water/Sanitation	637,090	2.791	1,778
Colfax BID	55,631,620	7.912	440,157
Colo. Int. Center Metro No 13	60	15.000	1
Colo. Int. Center Metro No 14	11,126,220	60.000	667,573
Denargo Market Metro No 2	5,414,550	40.000	216,582
Denver Gateway Center Metro	4,248,860	36.992	157,174
Denver High Point at DIA Metro	1,165,420	15.000	17,481
Denver Intl. Business Center Metro No 1	22,117,250	40.062	886,061
DUS Metro No 2 (9)	63,955,300	30.000	1,918,659
DUS Metro No 3 (10)	1,450	10.000	15
Ebert Metro	78,487,610	84.000	6,592,959
Ebert Metro (debt)	1,939,860	65.000	126,091
Fairlake Metro	22,934,720	27.681	634,856
Fairlake Metro (debt)	10,192,900	17.000	173,279
Federal Boulevard BID	5,455,890	10.000	54,559
Gateway Regional Metro	48,242,740	16.000	771,884
Gateway Village GID	22,513,240	25.700	578,590
Goldsmith Metro	287,225,360	10.500	3,015,866
Greenwood Metro	2,337,340	7.800	18,231
GVR Metro	87,241,500	20.094	1,753,031
Holly Hills Water /Sanitation	25,396,070	2.716	68,976
Madre Metro No. 2	10,368,900	50.000	518,445
Mile High Business Center Metro	25,047,710	35.000	876,670
North Washington Fire Protection	7,119,500	16.892	120,263
North Washington Water/Sanitation	7,119,500	0.924	6,578
Old South Gaylord BID	6,955,580	7.050	49,037
RiNo BID (12)	138,474,440	4.000	553,898
RiNo GID (13)	74,893,240	4.000	299,573
Sand Creek Metro	31,124,990	33.500	1,042,687
Sand Creek Metro (debt)	11,862,480	20.000	237,250
SBC Metro (4)	69,439,090	35.000	2,430,368
Section 14 Metro	8,464,690	23.290	197,143
Section 14 Metro (debt -Raccoon Creek)	3,512,810	18.180	63,863
Section 14 Metro (debt-Fairmark)	4,221,010	6.550	27,648
Sheridan Sanitation No. 2	605,540	0.511	309
South Sloan's Lake Metro No 2 (11)	7,412,170	35.000	259,426
Southeast Public Improvement Metro	287,938,860	2.000	575,878
Town Center Metro	406,090	84.000	34,112
Town Center Metro Subdistrict 1	4,348,280	50.000	217,414
Town Center Metro Subdistrict 2	2,075,890	50.000	103,795
Valley Sanitation	11,716,860	2.126	24,910
Westerly Creek Metro (5)	405,923,590	56.619	22,982,988
<b>Total</b>			<b>\$ 60,295,806</b>

- (1) \$3,964 of the tax for BMP Metro District No. 2 is distributed to South Broadway TIF  
 (2) \$127,071 of the tax for BMP Metro District No. 2 DEBT is distributed to South Broadway TIF  
 (3) \$16,767 of the tax for BMP Metro District No. 3 is distributed to South Broadway TIF  
 (4) \$890,790 of the tax for SBC Metro is distributed to Stapleton TIF  
 (5) \$21,059,592 of the tax for Westerly Creek Metro is distributed to Stapleton TIF  
 (6) \$26,258 of the tax for Broadway Station No. 3 is distributed to Cherokee TIF  
 (7) \$9,383 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA  
 (8) \$3,224,183 of the tax for Central Platte Valley is distributed to Denver Union Station DDA  
 (9) \$1,279,105 of the tax for DUS Metro No. 2 is distributed to Denver Union Station DDA  
 (10) \$11 of the tax for DUS Metro No. 3 is distributed to Denver Union Station DDA  
 (11) \$232,994 of the tax for Sloan's Lake Metro District 2 is distributed to Saint Anthony TIF  
 (12) \$3,425 of the tax for RiNo BID is distributed to Ironworks Phase II TIF  
 (13) \$3,425 of the tax for RiNo GID is distributed to Ironworks Phase II TIF

## Tax Increment Finance Districts

District	Assessed Value Increment
Alameda Square	\$ 3,105,814
California St. Parking Garage	704,409
Cherokee	8,652,788
City Park South	20,111,679
Colorado National Bank Bldg	8,801,443
Downtown Denver	186,327,670
Executive Tower Hotel	15,515,677
Globeville Commercial	0
Guaranty Bank	2,722,855
Highlands Garden Village	11,468,945
Ironworks Foundry	877,077
Ironworks Foundry Phase 2	0
Lowenstein Theater	2,900,630
Lowry	176,200,470
Marycrest	1,309,930
Mercantile Square	2,772,329
Northeast Park Hill	4,486,320
Pepsi Center	41,469,622
Point Urban	1,263,590
South Broadway	17,695,026
Stapleton	478,884,016
York Street	6,220,200
9th Avenue	8,018,590
9th & Colorado	1,382,510
Saint Anthony	6,683,532
414 14th Street	1,771,320
2300 Welton Street	9,819
2460 Welton Street	209,040
2801 Welton Street	0
Denver Union Station DDA	139,815,366
<b>Total</b>	<b>\$ 1,149,380,667</b>

## Summary of Levies and Taxes

	Mill Levy	Tax Revenue
<b>City &amp; County of Denver</b>		
General Fund	11.331	\$ 162,995,407
Bond Principal	5.433	78,153,212
Bond Interest	3.000	43,154,728
Social Services	3.849	55,367,516
Developmentally Disabled	1.012	14,557,528
Fire Pension	1.350	19,419,628
Police Pension	1.610	23,159,704
Capital Maintenance	2.534	36,451,360
<b>Total</b>	<b>30.119</b>	<b>\$ 433,259,083</b>
<b>School District #1</b>		
General Fund	37.147	\$ 534,356,225
Bond Redemption	10.250	147,445,320
<b>Total</b>	<b>47.397</b>	<b>\$ 681,801,545</b>
Urban Drainage & Flood Control District	0.611	\$ 8,789,180
<b>Total General Taxes</b>	<b>78.127</b>	<b>\$ 1,123,849,808</b>
<b>Total Special District Taxes</b>		<b>60,295,806</b>
<b>Grand Total of All Taxes</b>		<b>\$ 1,184,145,614</b>
<b>Taxes Distributed to DURA</b>		<b>\$ 78,820,253</b>
Denver Urban Renewal Authority		
<b>Tax Distributed to DDA</b>		<b>\$ 10,923,355</b>
Denver Downtown Development Authority		