

## General Information

# Abstract of Assessment And Summary of Levies

### Summary of Levies and Taxes

	Mill Levy	Tax Revenue
<b>City &amp; County of Denver</b>		
General Fund	9.944	\$ 174,500,766
Bond Principal	7.000	122,838,431
Bond Interest	1.433	25,146,782
Social Services	3.380	59,313,414
Developmentally Disabled	1.010	17,723,831
Fire Pension	1.185	20,794,792
Police Pension	1.413	24,795,815
Capital Maintenance	2.526	44,327,125
Affordable Housing	0.442	7,756,370
<b>Total</b>	<b>28.333</b>	<b>\$ 497,197,326</b>
<b>School District #1</b>		
General Fund	38.594	\$ 677,260,917
Bond Redemption	9.650	169,341,552
<b>Total</b>	<b>48.244</b>	<b>\$ 846,602,469</b>
Urban Drainage & Flood Control District	<b>0.557</b>	<b>\$ 9,774,429</b>
<b>Total General Taxes</b>	<b>77.134</b>	<b>\$ 1,353,574,224</b>
<b>Total Special District Taxes</b>		<b>80,069,048</b>
<b>Grand Total of All Taxes</b>		<b>\$ 1,433,643,272</b>
<b>Taxes Distributed to DURA</b>		<b>\$ 55,677,967</b>
Denver Urban Renewal Authority		
<b>Tax Distributed to DDA</b>		<b>\$ 17,652,005</b>
Denver Downtown Development Authority		

### 2018 Assessment Calendar

**January 1**—All taxable property is listed and valued based on its status.  
**By April 16**—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.

The 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 2017, the State approved the following assessment rates:

Residential Property.....	7.20%
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 = Property 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 2018 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:



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

**2017**

Total  
Assessed Valuation  
**\$17,548,347,337**

Michael B. Hancock  
Mayor

Keith A. Erffmeyer  
Assessor

[www.denvergov.org/assessor](http://www.denvergov.org/assessor)

## 2017 Abstract of Assessment

	Total Assessed Value	Total Actual Value
<b>Vacant Land</b>		
Residential	\$ 60,061,440	\$ 261,996,500
Commercial	132,804,400	459,128,753
Industrial	16,236,850	55,988,600
Agricultural	92,060	316,400
All Others	50,292,580	173,403,000
Possessory Interest	125,290	432,000
<b>Total</b>	<b>\$ 259,612,620</b>	<b>\$ 951,265,253</b>
<b>Residential</b>		
Single Family	\$ 4,830,497,410	\$ 67,055,922,165
Condominiums	892,774,700	12,399,284,896
Duplexes/Triplexes	124,899,000	1,734,659,600
Multi Unit (4 to 8)	58,845,800	817,294,000
Multi Unit (9 & up)	1,301,148,000	15,438,491,331
Manufactured Homes	645,040	8,956,700
Partial Exempt	2,779,360	151,652,300
<b>Total</b>	<b>\$ 7,211,589,310</b>	<b>\$ 97,606,260,992</b>
<b>Commercial</b>		
Merchandising	\$ 1,171,078,810	\$ 6,664,187,730
Lodging	632,181,800	2,179,936,875
Offices	3,637,100,720	11,087,955,799
Recreation	112,927,590	400,653,000
Commercial Condos	199,899,110	689,303,970
Possessory Interest	57,150,380	197,069,800
Special Purpose	877,111,810	3,024,758,380
Warehouses	1,366,896,660	4,713,746,382
Partial Exempt	30,249,100	358,423,700
<b>Total</b>	<b>\$ 8,084,595,980</b>	<b>\$ 29,316,035,636</b>
<b>Industrial</b>		
Manufacturing	\$ 179,325,260	\$ 618,361,900
<b>Total</b>	<b>\$ 179,325,260</b>	<b>\$ 618,361,900</b>
<b>Personal Property</b>		
Residential	\$ 15,713,497	\$ 54,184,472
Commercial	761,555,786	2,626,054,434
Industrial	108,116,730	372,816,310
Prod. Oil & Gas	2,335,254	8,052,600
<b>Total</b>	<b>\$ 887,721,267</b>	<b>\$ 3,061,107,816</b>
<b>Natural Resources</b>		
Prod. Oil & Gas	\$ 0	\$ 0
<b>Total</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>State Assessed</b>	<b>\$ 925,502,900</b>	<b>\$ 3,191,387,900</b>
<b>Grand Total</b>	<b>\$ 17,548,347,337</b>	<b>\$ 134,744,419,497</b>
<b>Exempt Properties</b>	<b>Total Assessed</b>	<b>Total Actual</b>
Federal Government	\$ 203,660,150	\$ 702,276,400
State Government	366,523,210	1,276,208,700
County Government	1,965,027,950	7,822,487,400
Political Subdivision	1,354,970,510	4,675,650,600
Religious Entities	261,612,480	980,443,300
Private Schools	289,275,780	1,051,200,600
Charitable Entities	366,502,550	1,720,159,400
All Others	262,616,490	1,197,703,200
<b>Total</b>	<b>\$ 5,070,189,120</b>	<b>\$ 19,426,129,600</b>

## Special Taxing Districts

	Assessed	Mill	Tax		
9th Ave Metro No 2	6,907,660	30.000	207,230	South Sloan's Lake Metro No 2 (12)	16,586,040 37,529 622,457
9th Ave Metro No 3	5,787,430	10.000	57,874	Southeast Public Improvement Metro	332,073,140 2.000 664,146
Adams County/North Washington Fire	7,303,680	16.733	122,212	Town Center Metro	330,460 90.861 30,026
Aviation Station Metro No 2	2,111,350	53.000	112,114	Town Center Metro Subdistrict No 1	6,332,950 55.278 350,073
Aviation Station Metro No 3	380	53.000	20	Town Center Metro Subdistrict No 2	5,360,830 55.278 296,336
Aviation Station Metro No 5	30	10.000	0	Valley Sanitation	13,584,410 2.054 27,902
Belleview Station Metro No 2	39,586,130	50.554	2,001,237	Westerly Creek Metro (2)	512,131,970 60.217 30,839,051
Bluebird BID	10,655,170	10.000	106,552	<b>Total</b>	<b>\$ 80,069,048</b>
BMP Metro No 2	906,460	15.200	13,778		
BMP Metro No 2 (debt)	26,564,240	15.200	403,776		
BMP Metro No 3	4,505,830	16.583	74,720		
Bowles Metro	30,918,520	42.000	1,298,578		
CCP Metro No 3	698,410	41.000	28,635	(1) \$1,180,198 of the tax for SBC Metro is distributed to Stapleton TIF	
Central Platte Valley Metro (4)	208,341,430	28.250	5,885,645	(2) \$28,591,248 of the tax for Westerly Creek Metro is distributed to Stapleton TIF	
Central Platte Valley Metro (debt)	75,445,350	10.250	773,315	(3) \$11,189 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA	
Cherry Creek North BID	294,065,090	15.642	4,599,766	(4) \$3,985,236 of the tax for Central Platte Valley is distributed to Denver Union Station DDA	
Cherry Creek Subarea BID (3)	88,192,770	0.170	14,993	(5) \$1,063,525 of the tax for DUS Metro No 2 is distributed to Denver Union Station DDA	
Clear Creek Valley Water/Sanitation	640,230	2.314	1,481	(6) \$111,500 of the tax for DUS Metro No 3 is distributed to Denver Union Station DDA	
Colfax BID	66,268,150	9.171	607,745	(7) \$65,449 of the tax for DUS Metro No 4 is distributed to Denver Union Station DDA	
Colo. Int. Center Metro No 13	60	82.917	5	(8) \$3,424 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)	
Colo. Int. Center Metro No 14	16,245,200	75.000	1,218,390	(9) \$3,424 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)	
Denargo Market Metro No 2	15,393,180	40.000	615,727	(10) \$7,354 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)	
Denver Connection West Metro	3,158,300	50.000	157,915	(11) \$3,424 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)	
Denver Gateway Center Metro	6,238,090	50.000	311,905	(12) \$585,765 of the tax for Sloan's Lake Metro District 2 is distributed to Saint Anthony TIF	
Denver Gateway Meadows Metro	24,390	50.000	1,220	(13) \$1,895 of the tax for Five Points BID is distributed to 2560 Welton St. TIF	
Denver High Point at DIA Metro	5,627,380	15.000	84,411		
Denver Intl. Business Center Metro No 1	30,425,070	44.175	1,344,027		
DUS Metro No 2 (5)	88,645,360	25.000	2,216,134		
DUS Metro No 3 (6)	8,406,400	27.639	232,344		
DUS Metro No 4 (7)	5,455,250	15.000	81,829		
Ebert Metro	103,418,220	90.861	9,396,683		
Ebert Metro (debt)	3,146,150	61.911	194,781		
Fairlake Metro	28,783,140	8.060	231,992		
Federal Boulevard BID	6,749,080	10.000	67,491		
First Creek Village Metro	51,730	72.278	3,739		
Five Points BID (13)	16,617,320	10.000	166,173		
Gateway Regional Metro	73,452,570	16.000	1,175,241		
Gateway Village GID	27,885,190	20.000	557,704		
Goldsmith Metro	331,180,160	10.000	3,311,802		
Greenwood Metro	2,986,620	6.500	19,413		
GVR Metro	108,103,300	20.094	2,172,228		
Holly Hills Water /Sanitation	29,293,020	2.716	79,560		
Midtown Metro District	5,711,310	30.000	171,339		
Mile High Business Center Metro	26,970,550	30.000	809,117		
North Washington Street Water/Sanitation	7,303,680	0.860	6,281		
Old South Gaylord BID	11,334,400	4.762	53,974		
RiNo BID (8 & 10)	241,495,790	4.000	965,983		
RiNo GID (9 & 11)	128,693,280	4.000	514,773		
Sand Creek Metro	37,129,250	27.500	1,021,054		
Sand Creek Metro (debt)	14,317,540	16.000	229,081		
SBC Metro (1)	90,927,420	35.000	3,182,460		
Section 14 Metro	9,583,720	23.669	226,837		
Section 14 Metro (debt -Raccoon Creek)	3,762,240	13.812	51,964		
Section 14 Metro (debt-Fairmark)	4,806,530	4.976	23,917		
Sheridan Sanitation No. 2	628,410	0.459	288		

## Tax Increment Finance Districts

District	Base	Increment
Broadway & I-25	5,600,820	0
Colorado National Bank	1,241,045	12,939,445
Denver Union Station DDA	57,349,717	229,163,693
Emily Griffith	0	4,442,410
Executive Tower Hotel	3,840,308	21,991,412
Globeville Commercial	698,470	0
Highland's Garden	2,835,973	14,074,197
Ironworks Foundry Phase I	516,851	856,119
Ironworks Foundry Phase II	525,828	1,838,662
Marycrest	0	1,600,710
Mercantile Square	6,167,737	2,414,533
Northeast Park Hill	6,266,570	5,296,080
Point Urban	0	1,438,100
Saint Anthony	978,145	15,615,535
Stapleton	48,305,499	614,428,841
York Street	0	8,573,790
9th Avenue	0	12,700,450
9th & Colorado	0	6,684,340
414 14th Street	0	2,330,930
2300 Welton	738,970	3,274,250
2460 Welton	89,283	2,154,337
2560 Welton	135,840	530,030
2801 Welton	120,760	0
<b>Total</b>	<b>\$ 135,411,816</b>	<b>\$ 962,347,864</b>