

General Information

Summary of Levies and Taxes

Calculations based on net assessed valuation of \$21,091,522,247 (total assessed valuation less TIF increment)

	Mill Levy	Tax Revenue
City & County of Denver		
General Fund	9.82	\$ 207,076,565
Bond Principal	5.50	116,003,372
Bond Interest	1.00	21,091,522
Social Services	2.63	55,407,429
Developmentally Disabled	1.01	21,323,529
Fire Pension	1.04	21,956,275
Police Pension	1.24	26,195,671
Capital Maintenance	2.53	53,319,368
Affordable Housing	0.42	8,795,165
Total	25.184	\$ 531,168,896
School District #1		
General Fund	36.926	\$ 778,825,550
Bond Redemption	9.568	201,803,685
Special Revenue Mill	1.517	31,995,839
Total	48.011	\$ 1,012,625,075
Urban Drainage & Flood Control District	1.000	\$ 21,091,522
Total General Taxes	74.195	\$ 1,564,885,493
Total Special District Taxes		108,549,054
Grand Total of All Taxes		\$ 1,673,434,547
Taxes Distributed to DURA		\$ 72,208,179
Denver Urban Renewal Authority		
Tax Distributed to DDA		\$ 32,918,233
Denver Downtown Development Authority		

2021 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.

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 2020, the State approved the following assessment rates:

Residential Property.....	7.15%
Natural Resources.....	87.50%
Non-residential.....	29.00%

Each charge or line on a Tax Bill is calculated as follows:

$$(\text{Actual Value} - \text{Exemption}) \times \text{Asmt Rate} \times \text{Millage} = \text{Property Tax}$$

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 2021 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

2020

Total
Assessed Valuation
\$22,527,890,740

Michael B. Hancock
Mayor

Keith A. Erffmeyer
Assessor

2020 Abstract of Assessment

	Total Assessed Value	Total Actual Value
Vacant Land		
Residential	\$ 55,420,630	\$ 775,113,706
Commercial	169,955,764	586,054,359
Industrial	20,989,230	72,376,655
Agricultural	125,550	432,931
All Others	81,989,100	282,721,034
Total	\$ 328,480,274	\$ 1,716,698,685
Residential		
Single Family	\$ 6,020,044,828	\$ 84,196,431,161
Condominiums	1,051,428,680	14,705,296,224
Duplexes/Triplexes	136,427,930	1,908,082,937
Multi Unit (4 to 8)	69,274,392	968,872,615
Multi Unit (9 & up)	1,928,378,194	26,970,324,392
Manufactured Homes	733,590	10,260,000
Partial Exempt	5,113,090	71,511,748
Total	\$ 9,211,400,704	\$ 128,830,779,077
Commercial		
Merchandising	\$ 1,577,402,028	\$ 5,439,317,338
Lodging	849,446,880	2,929,127,172
Offices	5,011,411,806	8,150,453,595
Recreation	131,741,950	454,282,586
Commercial Condos	243,641,390	840,142,724
Possessory Interest	51,152,140	176,386,690
Special Purpose	1,133,739,080	3,909,445,103
Warehouses	1,799,689,550	6,205,826,034
Partial Exempt	34,114,070	117,634,724
Total	\$ 10,832,338,894	\$ 28,222,615,966
Industrial		
Manufacturing	\$ 219,793,355	\$ 757,908,121
Total	\$ 219,793,355	\$ 757,908,121
Personal Property		
Residential	\$ 29,084,460	\$ 100,291,241
Commercial	830,281,440	2,863,039,448
Industrial	107,784,200	371,669,655
Renewable Energy	2,905,700	10,019,655
Total	\$ 970,055,800	\$ 3,345,020,000
Natural Resources		
Prod. Oil & Gas	\$ 0	\$ 0
Total	\$ 0	\$ 0
State Assessed	\$ 965,821,713	\$ 3,330,419,700
Grand Total	\$ 22,527,890,740	\$ 166,203,441,550

Exempt Properties	Total Assessed	Total Actual
Federal Government	\$ 206,655,010	\$ 712,603,483
State Government	465,217,690	1,614,629,079
County Government	2,120,389,590	9,072,179,255
Political Subdivision	1,608,635,820	5,561,431,480
Religious Entities	296,969,970	1,140,657,951
Private Schools	337,092,310	1,228,462,793
Charitable Entities	370,588,020	1,999,227,194
All Others	301,347,270	1,686,866,841
Total	\$ 5,706,895,680	\$ 23,016,058,074

Special Taxing Districts

Assessed	Mill	Tax					
9th Ave Metro No 2 (14)	17,596,550	30.000	527,897	South Sloan's Lake Metro No 2 (12)	35,115,030	37.039	1,300,626
9th Ave Metro No 3 (15)	18,720,040	11.133	208,410	Southeast Public Improvement Metro	416,420,390	2.000	832,841
2000 Holly	1,553,910	50.000	77,696	Town Center Metro	398,630	58.319	23,248
Adams County/North Washington Fire	10,395,330	16.683	173,425	Town Center Metro Subdistrict No 1	7,979,770	55.664	444,186
Aviation Station Metro No 2	11,143,310	60.000	668,599	Town Center Metro Subdistrict No 2	13,069,910	55.664	727,523
Aviation Station Metro No 3	6,184,560	64.191	396,993	Town Center Metro Subdistrict No 3	4,310,340	50.000	215,517
Aviation Station Metro No 5	423,520	10.000	4,235	Town Center Metro Subdistrict No 4	3,834,380	55.664	213,437
Bellevue Station Metro No 2	84,911,330	33.000	2,802,074	Town Center Metro Subdistrict No 5	750,920	55.664	41,799
Bluebird BID	15,334,870	10.000	153,349	Valley Sanitation	20,226,340	2.888	58,414
Broadway Park North Metro No 2	21,319,330	53.525	1,141,117	Westerly Creek Metro (2)	702,615,390	59.753	41,983,377
Broadway Park North Metro No 3	4,995,940	16.132	80,595	West Globeville Metro No 1	30	55.385	2
Bowles Metro	34,878,430	40.000	1,395,137	West Globeville Metro No 2	30	55.385	2
Broadway Station Metro No 2 (16)	11,545,180	41.000	473,352	West Lot Metro No 1	30	10.000	0
Broadway Station Metro No 3 (17)	5,398,320	46.000	248,323	West Lot Metro No 2	30	45.000	1
CCP Metro No 1 (18)	5,688,810	44.000	250,308	Total			\$ 108,549,054
Central Platte Valley Metro (4)	387,201,350	20.000	7,744,027	(1) \$747,844 of the tax for SBC Metro is distributed to Stapleton TIF			
Central Platte Valley Metro (debt)	90,715,900	8.000	725,727	(2) \$39,185,059 of the tax for Westerly Creek Metro is distributed to Stapleton TIF			
Cherry Creek North BID	406,014,270	15.142	6,147,868	(3) \$11,704 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA			
Cherry Creek Subarea BID (3)	124,087,140	0.120	14,890	(4) \$5,857,596 of the tax for Central Platte Valley is distributed to Denver Union Station DDA			
Clear Creek Valley Water/Sanitation	789,460	2.274	1,795	(5) \$2,407,054 of the tax for DUS Metro No 2 is distributed to Denver Union Station DDA			
Colfax BID	89,041,810	10.305	917,576	(6) \$133,207 of the tax for DUS Metro No 3 is distributed to Denver Union Station DDA			
Colo. Int. Center Metro No 13	1,194,850	83.496	99,765	(7) \$241,346 of the tax for Market Station No 1 is distributed to Denver Union Station DDA			
Colo. Int. Center Metro No 14	31,065,320	75.000	2,329,899	(8) \$5,192 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)			
Denargo Market Metro No 2	24,641,650	41.195	1,089,038	(9) \$5,192 of the tax for RiNo GID is distributed to Ironworks Foundry TIF (Phase II)			
Denver Connection West Metro	15,795,120	55.664	879,220	(10) \$31,778 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)			
Denver Gateway Center Metro	9,980,850	50.000	499,043	(11) \$31,778 of the tax for RiNo GID is distributed to Ironworks Foundry TIF (Phase II)			
Denver Gateway Meadows Metro	4,930	50.000	247	(12) \$1,261,660 of the tax for South Sloan's Lake Metro No 2 is distributed to Saint Anthony TIF			
Denver High Point at DIA Metro	3,040	15.000	46	(13) \$13,120 of the tax for Five Points BID is distributed to 2560 Welton St. TIF			
Denver Intl. Business Center Metro No 1	50,874,100	47.000	2,391,083	(14) \$527,897 of the tax for 9th Ave Metro No 2 is distributed to 9th Ave TIF			
DUS Metro No 2 (5)	127,417,480	22.161	2,823,699	(15) \$208,410 of the tax for 9th Ave Metro No 3 is distributed to 9th Ave TIF			
DUS Metro No 3 (6)	7,051,330	22.161	156,264	(16) \$237,383 of the tax for Broadway Station No 2 is distributed to the Broadway and I-25 TIF			
Ebert Metro	134,364,490	58.319	7,836,003	(17) \$124,532 of the tax for Broadway Station No 3 is distributed to the Broadway and I-25 TIF			
Ebert Metro (debt)	10,610,830	33.669	357,256	(18) \$132,754 of the tax for CCP Metro No 1 is distributed to the Globeville Commercial TIF			
Fairlake Metro	34,422,910	6.967	239,824	(19) \$1,902 of the tax for Five Points BID is distributed to 2801 Welton St. TIF			
Federal Boulevard BID	10,313,150	10.000	103,132	(20) \$6,934 of the tax for Five Points BID is distributed to the Point Urban TIF			
First Creek Village Metro	10,766,350	73.664	793,092	(21) \$3,398 of the tax for the Five Points BID is distributed to the 2460 Welton St. TIF			
Five Points BID (13, 19, 20, 21)	24,372,390	10.000	243,724				
Gateway Regional Metro	168,622,700	16.000	2,697,963				
Gateway Village GID	32,622,940	20.000	652,459				
Goldsmith Metro	431,309,100	7.500	3,234,818				
Greenwood Metro	1,730,610	3.400	5,884				
GVR Metro	134,589,840	20.094	2,704,448				
Holly Hills Water /Sanitation	35,355,790	2.716	96,026				
Loretto Heights Metro No 2	30	60.000	2				
Market Station Metro No 1 (7)	18,874,770	15.000	283,122				
Midtown Metro	17,538,850	40.000	701,554				
Mile High Business Center Metro	32,613,740	26.391	860,709				
North Washington Street Water/Sanitation	10,395,320	0.775	8,056				
Old South Gaylord BID	12,238,440	4.091	50,067				
RiNo BID (8 & 10)	440,070,230	4.000	1,760,281				
RiNo GID (9 & 11)	237,117,380	4.000	948,470				
River Mile Metro No 2	9,135,690	40.000	365,428				
River Mile Metro No 3	1,539,790	60.000	92,387				
Sand Creek Metro	51,792,950	23.750	1,230,083				
Sand Creek Metro (debt)	17,364,660	16.000	277,835				
SBC Metro (1)	114,464,260	22.000	2,518,214				
Section 14 Metro	11,266,070	20.000	225,321				
Sheridan Sanitation No. 2	491,950	0.467	230				

Tax Increment Finance Districts

District	Base	Increment
Broadway & I-25	8,447,427	8,498,043
Colorado National Bank	1,329,485	13,662,925
Denver Union Station DDA	77,857,792	449,800,758
Emily Griffith	0	7,727,420
Globeville Commercial	2,752,027	2,937,863
Ironworks Foundry Phase I	797,016	1,355,824
Ironworks Foundry Phase II	541,483	8,575,897
Marycrest	0	8,672,670
Mercantile Square	11,287,168	994,802
Northeast Park Hill	7,565,735	10,994,685
Point Urban	0	2,156,340
Saint Anthony	1,056,595	34,210,855
Stapleton	58,059,476	813,007,964
York Street	0	12,842,710
101 Broadway	709,920	250,540
414 14th Street	0	2,807,800
1840 Grant	1,964,980	0
2300 Welton	750,892	1,811,448
2460 Welton	95,284	2,426,496
2560 Welton	133,312	4,063,628
2801 Welton	183,335	197,205
4201 E Arkansas	0	3,836,220
9th Avenue	0	36,549,990
9th & Colorado	0	8,986,410
Total	\$ 173,531,927	\$ 1,436,368,493