

## General Information

# Abstract of Assessment And Summary of Levies

## City & County of Denver Colorado



**DENVER**  
THE MILE HIGH CITY

**2022**

Total  
Assessed Valuation  
**\$23,235,806,840**

Michael B. Hancock  
Mayor

Keith A. Erffmeyer  
Assessor

### Summary of Levies and Taxes

Calculations based on net assessed valuation of  
\$21,765,724,345 (total assessed valuation less TIF increment)

	Mill Levy	Tax Revenue
<b>City &amp; County of Denver</b>		
General Fund	10.071	\$ 219,202,610
Bond Principal	4.250	92,504,328
Bond Interest	2.250	48,972,880
Social Services	2.618	56,982,666
Developmentally Disabled	1.012	22,026,913
Fire Pension	1.052	22,897,542
Police Pension	1.255	27,315,984
Capital Maintenance	2.517	54,784,328
Affordable Housing	0.421	9,163,370
Library	1.500	32,648,587
<b>Total</b>	<b>26.946</b>	<b>\$ 586,499,208</b>
<b>School District #1</b>		
General Fund	39.391	\$ 857,373,648
Bond Redemption	9.843	214,240,025
Special Revenue Mill	2.345	51,040,624
<b>Total</b>	<b>51.579</b>	<b>\$ 1,122,654,296</b>
Urban Drainage & Flood Control District	<b>1.000</b>	<b>\$ 21,765,724</b>
<b>Total General Taxes</b>	<b>79.525</b>	<b>\$ 1,730,919,229</b>
<b>Total Special District Taxes</b>		<b>121,224,536</b>
<b>Grand Total of All Taxes</b>		<b>\$ 1,852,143,765</b>
<b>Taxes Distributed to DURA</b>		<b>\$ 82,235,829</b>
Denver Urban Renewal Authority		
<b>Tax Distributed to DDA</b>		<b>\$ 33,732,263</b>
Denver Downtown Development Authority		

### 2023 Assessment Calendar

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

**By April 17**—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 8**—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 2022, the State approved the following assessment rates:

Multi-Family Residential.....	6.80%
All Other Residential Property.....	6.95%
Natural Resources.....	87.50%
Non-residential.....	29.00%
Renewable Energy and Agricultural.....	26.40%

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 2023 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 May 1st.

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)

**2022 Abstract of Assessment**

	<b>Total Assessed Value</b>	<b>Total Actual Value</b>
<b>Vacant Land</b>		
Residential	\$ 69,119,360	\$ 238,342,621
Commercial	232,774,340	802,670,138
Industrial	45,604,310	157,256,241
Agricultural	83,040	314,545
All Others	78,027,180	269,059,241
<b>Total</b>	<b>\$ 425,608,230</b>	<b>\$ 1,467,642,787</b>
<b>Residential</b>		
Single Family	\$ 6,400,807,120	\$ 92,097,944,173
Condominiums	1,105,641,760	15,908,514,532
Duplexes/Triplexes	155,586,860	2,288,042,059
Multi Unit (4 to 8)	103,214,320	1,517,857,647
Multi Unit (9 & up)	2,122,567,300	31,214,225,000
Manufactured Homes	938,070	13,497,410
<b>Total</b>	<b>\$ 9,888,755,430</b>	<b>\$ 143,040,080,821</b>
<b>Commercial</b>		
Merchandising	\$ 1,285,867,960	\$ 4,434,027,448
Lodging	816,112,030	2,814,179,414
Offices	4,810,959,630	16,589,515,966
Recreation	170,740,965	588,761,948
Commercial Condos	303,685,490	1,047,191,345
Possessory Interest	52,741,930	181,868,724
Special Purpose	1,316,469,530	4,539,550,103
Warehouses	2,169,765,530	7,481,950,103
<b>Total</b>	<b>\$ 10,926,343,065</b>	<b>\$ 37,677,045,052</b>
<b>Industrial</b>		
Manufacturing	\$ 264,625,580	\$ 912,502,000
<b>Total</b>	<b>\$ 264,625,580</b>	<b>\$ 912,502,000</b>
<b>Personal Property</b>		
Residential	\$ 26,413,130	\$ 91,079,759
Commercial	708,820,055	2,444,207,086
Industrial	115,493,460	398,253,310
Renewable Energy	416,790	1,578,750
<b>Total</b>	<b>\$ 851,143,435</b>	<b>\$ 2,935,118,905</b>
<b>Natural Resources</b>		
Prod. Oil & Gas	\$ 0	\$ 0
<b>Total</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>State Assessed</b>	<b>\$ 879,331,100</b>	<b>\$ 3,032,176,207</b>
<b>Grand Total</b>	<b>\$ 23,235,806,840</b>	<b>\$ 189,064,565,772</b>

<b>Exempt Properties</b>	<b>Total Assessed</b>	<b>Total Actual</b>
Federal Government	\$ 224,701,670	\$ 774,833,345
State Government	511,896,180	1,778,555,118
County Government	2,100,726,388	9,451,473,036
Political Subdivision	1,734,962,557	5,998,751,525
Religious Entities	323,147,218	1,254,385,904
Private Schools	326,869,689	1,250,787,706
Charitable Entities	495,300,706	2,524,600,692
All Others	280,641,951	1,541,154,727
<b>Total</b>	<b>\$ 5,998,246,359</b>	<b>\$ 24,574,542,053</b>

**Special Taxing Districts**

	<b>Assessed</b>	<b>Mill</b>	<b>Tax</b>				
9th Ave Metro No 2 (14)	24,968,580	34.000	848,932	SBC Metro (1)	121,242,840	22.000	2,667,342
9th Ave Metro No 3 (15)	20,609,460	12.500	257,618	Section 14 Metro	10,204,200	11.000	112,246
2000 Holly Metro	1,624,110	50.336	81,751	Sheridan Sanitation No. 2	650,420	0.482	314
Adams County/North Washington Fire	12,461,590	17.554	218,751	South Sloan's Lake Metro No 2 (12)	44,820,260	37.672	1,688,469
Aviation Station Metro No 2	12,717,930	60.000	763,076	Southeast Public Improvement Metro	380,682,730	2.000	761,365
Aviation Station Metro No 3	7,838,920	65.825	515,997	Town Center Metro	444,350	53.150	23,670
Aviation Station Metro No 4	370	13.000	5	Town Center Metro Subdistrict No 1	7,866,230	57.222	450,121
Aviation Station Metro No 5	1,070,670	10.000	10,707	Town Center Metro Subdistrict No 2	13,383,610	57.226	765,890
Bellevue Station Metro No 2	96,855,950	33.000	3,196,246	Town Center Metro Subdistrict No 3	5,422,730	50.000	271,137
Bluebird BID	15,065,620	10.000	150,656	Town Center Metro Subdistrict No 4	4,537,450	57.233	259,692
Boulevard at Lowry Metro	11,710,780	25.000	292,770	Town Center Metro Subdistrict No 5	2,531,190	57.225	144,847
Bowles Metro	36,454,750	40.000	1,458,190	Valley Sanitation	20,394,810	2.865	58,431
Broadway Park North Metro No 2	28,433,730	54.155	1,539,829	West Globeville Metro No 1	30	50.000	2
Broadway Park North Metro No 3	5,985,070	16.760	100,310	West Globeville Metro No 2	30	50.000	2
Broadway Station Metro No 2 (16)	10,267,190	61.000	626,299	West Lot Metro No 1	45,280,470	8.000	362,244
Broadway Station Metro No 3 (17)	4,964,730	61.000	302,849	West Lot Metro No 2	9,575,000	30.000	287,250
CCP Metro No 1 (18)	6,642,630	43.000	285,633	Westerly Creek Metro (2)	744,475,420	61.785	45,997,414
Central Platte Valley Metro (4)	368,636,510	21.000	7,741,367	<b>Total</b>			<b>\$ 121,224,536</b>
Central Platte Valley Metro (debt)	88,404,250	8.000	707,234	(1) 792,750 of the tax for SBC Metro is distributed to Stapleton TIF			
Cherry Creek North BID	372,507,190	17.642	6,571,772	(2) \$42,976,849 of the tax for Westerly Creek Metro is distributed to Stapleton TIF			
Cherry Creek Subarea BID (3)	106,980,050	0.140	14,977	(3) \$11,838 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA			
Clear Creek Valley Water/Sanitation	945,660	2.335	2,208	(4) \$5,627,998 of the tax for Central Platte Valley is distributed to Denver Union Station DDA			
Colfax BID	86,199,010	10.143	874,317	(5) \$1,624,248 of the tax for DUS Metro No 2 is distributed to Denver Union Station DDA			
Colo. Int. Center Metro No 13	5,156,910	82.545	425,677	(6) \$115,260 of the tax for DUS Metro No 3 is distributed to Denver Union Station DDA			
Colo. Int. Center Metro No 14	34,802,630	76.689	2,668,979	(7) \$352,477 of the tax for Market Station No 1 is distributed to Denver Union Station DDA			
Denargo Market Metro No 2	34,458,460	46.105	1,588,707	(8) \$4,985 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)			
Denargo Market Metro No 3	14,137,050	10.000	141,371	(9) \$4,985 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)			
Denver Connection West Metro	17,932,490	92.625	1,660,997	(10) \$21,652 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)			
Denver Gateway Center Metro	14,968,650	52.866	791,333	(11) \$21,652 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)			
Denver Gateway Meadows Metro	1,260	50.000	63	(12) \$1,638,158 of the tax for South Sloan's Lake Metro No 2 is distributed to Saint Anthony TIF			
Denver High Point at DIA Metro	1,720	15.000	26	(13) \$22,863 of the tax for Five Points BID is distributed to 2560 Welton St. TIF			
Denver Intl. Business Center Metro No 1	52,261,980	47.000	2,456,313	(14) \$848,932 of the tax for 9th Ave Metro No 2 is distributed to 9th Ave TIF			
DUS Metro No 2 (5)	124,482,760	22.368	2,784,430	(15) 257,662 of the tax for 9th Ave Metro No 3 is distributed to 9th Ave TIF			
DUS Metro No 3 (6)	7,716,630	22.368	172,606	(16) \$319,925 of the tax for Broadway Station No 2 is distributed to the Broadway and I-25 TIF			
Ebert Metro	139,861,880	53.600	7,496,597	(17) \$154,704 of the tax for Broadway Station No 3 is distributed to the Broadway and I-25 TIF			
Ebert Metro (debt)	16,154,300	29.350	474,129	(18) \$157,424 of the tax for CCP Metro No 1 is distributed to the Globeville Commercial TIF			
Fairlake Metro	35,748,950	6.967	249,063	(19) \$1,937 of the tax for Five Points BID is distributed to 2801 Welton St. TIF			
Federal Boulevard BID	13,463,920	10.000	134,639	(20) \$6,278 of the tax for Five Points BID is distributed to the Point Urban TIF			
First Creek Village Metro	10,947,080	77.669	850,249	(21) \$4,495 of the tax for the Five Points BID is distributed to the 2460 Welton St. TIF			
Five Points BID (13, 19, 20, 21)	30,149,220	10.000	301,492	(22) \$5,896 of the tax for the RiNo BID is distributed to the 27th and Larimer TIF			
Gateway Regional Metro	189,924,560	16.000	3,038,793				
Gateway Village GID	33,767,110	20.000	675,342				
Goldsmith Metro	400,562,770	7.500	3,004,221				
GVR Metro	136,966,600	20.094	2,752,207				
Holly Hills Water /Sanitation	36,402,580	2.716	98,869				
Loretto Heights Metro No 1	10,530	15.000	158				
Loretto Heights Metro No 2	420,220	65.000	27,314				
Loretto Heights Metro No 3	1,638,390	65.000	106,495				
Loretto Heights Metro No 4	1,500,020	65.000	97,501				
Market Station Metro No 1 (7)	27,622,640	15.000	414,340				
Midtown Metro	33,598,510	40.000	1,343,940				
Mile High Business Center Metro	34,530,350	26.391	911,290				
North Washington Street Water/Sanitation	12,461,590	0.775	9,658				
Old South Gaylord BID	10,836,600	4.700	50,932				
RiNo BID (8 & 10)	585,927,550	4.000	2,343,710				
RiNo GID (9 & 11)	345,061,170	4.000	1,380,245				
River Mile Metro No 2	21,453,430	40.000	858,137				
River Mile Metro No 3	1,547,800	60.000	92,868				
Sand Creek Metro	45,364,070	22.750	1,032,033				
Sand Creek Metro (debt)	23,617,860	16.000	377,886				

**Tax Increment Finance Districts**

<b>District</b>	<b>Base</b>	<b>Increment</b>
Broadway & I-25	7,697,264	8,037,826
Colorado National Bank	982,892	10,173,508
Denver Union Station DDA	74,445,581	424,171,799
Emily Griffith	0	10,861,840
Fox Park	15,959,190	0
Globeville Commercial	2,983,337	3,663,153
Ironworks Foundry Phase I	871,833	1,249,507
Ironworks Foundry Phase II	371,332	6,048,028
Marycrest	0	10,249,990
Northeast Park Hill	6,196,967	11,082,953
Point Urban	0	1,741,020
Saint Anthony	1,339,375	43,492,345
Stapleton	60,918,421	863,143,019
Sun Valley	0	349,740
101 Broadway	425,001	839,459
414 14th Street	0	2,675,100
1840 Grant	1,964,980	4,000
2300 Welton	1,194,290	2,673,200
2460 Welton	98,382	2,434,708
2560 Welton	168,415	5,023,025
2801 Welton	179,765	193,745
3015 E Colfax	340,800	0
4201 E Arkansas	0	6,946,250
9th Avenue	0	45,767,370
9th & Colorado	0	7,776,980
27th & Larimer	2,459,630	1,473,930
<b>Total</b>	<b>\$ 178,597,455</b>	<b>\$ 1,470,082,495</b>