

## General Information

# Abstract of Assessment And Summary of Levies

## City & County of Denver Colorado



**DENVER**  
THE MILE HIGH CITY

**2023**

Total  
Assessed Valuation  
**\$26,952,552,320**

Michael Johnston  
Mayor

Keith A. Erffmeyer  
Assessor

### Summary of Levies and Taxes

Calculations based on net assessed valuation of  
\$25,179,372,911 (total assessed valuation less TIF increment)

|   | Mill Levy     |           | Tax Revenue          |
|---|---------------|-----------|----------------------|
| <b>City &amp; County of Denver</b>      |               |           |                      |
| General Fund                            | 9.299         | \$        | 234,142,989          |
| Bond Principal                          | 5.044         |           | 127,004,757          |
| Bond Interest                           | 1.456         |           | 36,661,167           |
| Social Services                         | 2.423         |           | 61,009,621           |
| Developmentally Disabled                | 1.008         |           | 25,380,808           |
| Fire Pension                            | 0.973         |           | 24,499,530           |
| Police Pension                          | 1.161         |           | 29,233,252           |
| Capital Maintenance                     | 2.515         |           | 63,326,123           |
| Affordable Housing                      | 0.389         |           | 9,794,776            |
| Library                                 | 1.507         |           | 37,945,315           |
| <b>Total</b>                            | <b>25.775</b> | <b>\$</b> | <b>648,998,338</b>   |
| <b>School District #1</b>               |               |           |                      |
| General Fund                            | 37.695        | \$        | 949,136,462          |
| Bond Redemption                         | 9.843         |           | 247,840,568          |
| Special Revenue Mill                    | 3.173         |           | 79,894,150           |
| <b>Total</b>                            | <b>50.711</b> | <b>\$</b> | <b>1,276,871,180</b> |
| Urban Drainage & Flood Control District | <b>1.000</b>  | <b>\$</b> | <b>25,179,373</b>    |
| <b>Total General Taxes</b>              | <b>77.486</b> | <b>\$</b> | <b>1,951,048,891</b> |
| <b>Total Special District Taxes</b>     |               |           | <b>154,952,745</b>   |
| <b>Grand Total of All Taxes</b>         |               | <b>\$</b> | <b>2,106,001,636</b> |
| <b>Taxes Distributed to DURA</b>        |               | <b>\$</b> | <b>97,076,110</b>    |
| Denver Urban Renewal Authority          |               |           |                      |
| <b>Tax Distributed to DDA</b>           |               | <b>\$</b> | <b>35,003,005</b>    |
| Denver Downtown Development Authority   |               |           |                      |

### 2024 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 10**—Assessor hears protests to real property valuations.
- July 15 to July 30**—Assessor hears protests to business personal property valuations.
- By August 26**—Initial Certification of Value is sent to each taxing entity in the county.
- By December 16**—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 2023, the State approved the following assessment rates:

|  |        |
|--|--------|
| Residential Property.....              | 6.70%  |
| Non-residential.....                   | 27.90% |
| Renewable Energy and Agricultural..... | 26.40% |

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 2024 must be paid by February 29th and the second half must be paid by June 17th. 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)**

## 2023 Abstract of Assessment

|                          | Total Assessed Value     | Total Actual Value        |
|--------------------------|--------------------------|---------------------------|
| <b>Vacant Land</b>       |                          |                           |
| Residential              | \$ 76,274,630            | \$ 273,385,770            |
| Commercial               | 297,511,900              | 1,066,350,896             |
| Industrial               | 46,784,990               | 167,688,136               |
| Agricultural             | 77,870                   | 279,104                   |
| All Others               | 67,853,020               | 243,200,789               |
| <b>Total</b>             | <b>\$ 488,502,410</b>    | <b>\$ 1,750,904,695</b>   |
| <b>Residential</b>       |                          |                           |
| Single Family            | \$ 7,832,888,860         | \$ 116,908,788,955        |
| Condominiums             | 101,042,820              | 1,508,101,791             |
| Duplexes/Triplexes       | 149,844,030              | 2,236,478,060             |
| Multi Unit (4 to 8)      | 2,645,334,390            | 39,482,602,836            |
| Multi Unit (9 & up)      | 1,507,561,110            | 22,500,912,090            |
| Manufactured Homes       | 941,290                  | 14,049,104                |
| <b>Total</b>             | <b>\$ 12,237,612,500</b> | <b>\$ 182,650,932,836</b> |
| <b>Commercial</b>        |                          |                           |
| Merchandising            | \$ 1,506,596,500         | \$ 5,399,987,455          |
| Lodging                  | 1,072,674,520            | 3,844,711,541             |
| Offices                  | 5,054,805,920            | 18,117,583,943            |
| Recreation               | 161,471,750              | 578,751,792               |
| Commercial Condos        | 316,720,100              | 1,135,197,491             |
| Possessory Interest      | 54,909,010               | 196,806,487               |
| Special Purpose          | 1,370,582,050            | 4,912,480,466             |
| Warehouses               | 2,609,694,288            | 9,353,742,968             |
| <b>Total</b>             | <b>\$ 12,147,454,138</b> | <b>\$ 43,539,262,143</b>  |
| <b>Industrial</b>        |                          |                           |
| Manufacturing            | \$ 215,377,640           | \$ 771,962,867            |
| <b>Total</b>             | <b>\$ 215,377,640</b>    | <b>\$ 771,962,867</b>     |
| <b>Personal Property</b> |                          |                           |
| Residential              | \$ 32,704,500            | \$ 117,220,430            |
| Commercial               | 808,860,962              | 2,899,143,233             |
| Industrial               | 125,256,710              | 448,948,781               |
| Renewable Energy         | 682,160                  | 2,445,018                 |
| <b>Total</b>             | <b>\$ 967,504,332</b>    | <b>\$ 3,467,757,462</b>   |
| <b>Natural Resources</b> |                          |                           |
| Prod. Oil & Gas          | \$ 0                     | \$ 0                      |
| <b>Total</b>             | <b>\$ 0</b>              | <b>\$ 0</b>               |
| <b>State Assessed</b>    | <b>\$ 896,101,300</b>    | <b>\$ 3,211,832,616</b>   |
| <b>Grand Total</b>       | <b>\$ 26,952,552,320</b> | <b>\$ 235,392,652,619</b> |
| <b>Exempt Properties</b> | <b>Total Assessed</b>    | <b>Total Actual</b>       |
| Federal Government       | \$ 206,887,080           | \$ 741,530,753            |
| State Government         | 575,798,649              | 2,077,943,085             |
| County Government        | 2,326,326,006            | 11,457,918,486            |
| Political Subdivision    | 1,920,072,331            | 6,906,441,734             |
| Religious Entities       | 369,738,690              | 1,514,655,207             |
| Private Schools          | 384,807,070              | 1,523,404,749             |
| Charitable Entities      | 603,512,124              | 3,345,314,082             |
| All Others               | 331,116,311              | 1,880,606,888             |
| <b>Total</b>             | <b>\$ 6,718,258,261</b>  | <b>\$ 29,447,814,984</b>  |

## Special Taxing Districts

|   |             |         |           |   |                       |                         |                       |
|---|-------------|---------|-----------|---|-----------------------|-------------------------|-----------------------|
| 9th Ave Metro No 2 (14)                     | 30,994,320  | 35.340  | 1,095,339 | Sheridan Sanitation No. 2   | 835,580               | 0.420                   | 351                   |
| 9th Ave Metro No 3 (15)                     | 24,439,360  | 12.721  | 310,893   | South Sloan's Lake Metro No 2 (12)  | 49,986,290            | 38.444                  | 1,921,673             |
| 2000 Holly Metro                            | 2,385,570   | 60.193  | 143,595   | Southeast Public Improvement Metro  | 420,420,740           | 1,806                   | 759,280               |
| Adams County/North Washington Fire          | 15,940,010  | 17.439  | 277,978   | Sun Valley Denver GID   | 3,969,470             | 6.000                   | 23,817                |
| Aviation Station Metro No 2                 | 13,661,920  | 61.505  | 840,276   | Town Center Metro   | 525,410               | 53.150                  | 27,926                |
| Aviation Station Metro No 3                 | 10,741,200  | 65.106  | 699,317   | Town Center Metro Subdistrict No 1  | 8,829,410             | 53.000                  | 467,959               |
| Aviation Station Metro No 4                 | 370         | 13.000  | 5         | Town Center Metro Subdistrict No 2  | 15,981,000            | 53.000                  | 846,993               |
| Aviation Station Metro No 5                 | 4,980,170   | 10.000  | 49,802    | Town Center Metro Subdistrict No 3  | 7,034,460             | 55.000                  | 386,895               |
| Bellevue Station Metro No 2                 | 140,984,910 | 33.000  | 4,652,502 | Town Center Metro Subdistrict No 4  | 5,441,900             | 53.000                  | 288,421               |
| Bluebird BID                                | 16,767,750  | 10.000  | 167,678   | Town Center Metro Subdistrict No 5  | 4,509,860             | 59.404                  | 267,904               |
| Boulevard at Lowry Metro                    | 13,223,450  | 25.000  | 330,586   | Valley Sanitation   | 26,579,270            | 2.353                   | 62,541                |
| Bowles Metro                                | 44,244,710  | 40.000  | 1,769,788 | West Globeville Metro No 1  | 15,353,880            | 51.998                  | 798,371               |
| Broadway Park North Metro No 2              | 37,657,140  | 56.347  | 2,121,867 | West Globeville Metro No 2  | 30                    | 51.998                  | 2                     |
| Broadway Park North Metro No 3              | 7,119,310   | 17.430  | 124,090   | West Lot Metro No 1   | 60,637,180            | 8.000                   | 485,097               |
| Broadway Station Metro No 2 (16)            | 10,938,770  | 67.562  | 739,045   | West Lot Metro No 2   | 8,905,540             | 31.357                  | 279,251               |
| Broadway Station Metro No 3 (17)            | 16,748,050  | 67.562  | 1,131,532 | Westerly Creek Metro (2)  | 945,050,640           | 66.852                  | 63,178,525            |
| CCP Metro No 1 (18)                         | 7,215,010   | 34.600  | 249,639   | <b>Total</b>  |                       |                         | <b>\$ 154,952,745</b> |
| Central Platte Valley Metro (4)             | 379,914,490 | 19.000  | 7,218,375 | (1) \$2,803,883 of the tax for Prologis Central Park Business is distributed to Stapleton TIF     |                       |                         |                       |
| Central Platte Valley Metro (debt)          | 107,105,280 | 7.000   | 749,737   | (2) \$59,119,431 of the tax for Westerly Creek Metro is distributed to Stapleton TIF              |                       |                         |                       |
| Cherry Creek North BID                      | 499,812,530 | 17.642  | 8,817,693 | (3) \$11,845 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA   |                       |                         |                       |
| Cherry Creek Subarea BID (3)                | 103,764,710 | 0.144   | 14,942    | (4) \$5,216,568 of the tax for Central Platte Valley is distributed to Denver Union Station DDA   |                       |                         |                       |
| Clear Creek Valley Water/Sanitation         | 1,162,080   | 2.649   | 3,078     | (5) \$2,533,914 of the tax for DUS Metro No 2 is distributed to Denver Union Station DDA          |                       |                         |                       |
| Colfax BID                                  | 97,225,640  | 10.098  | 981,785   | (6) \$176,569 of the tax for DUS Metro No 3 is distributed to Denver Union Station DDA            |                       |                         |                       |
| Colo. Int. Center Metro No 13               | 7,061,460   | 105.924 | 747,978   | (7) \$362,716 of the tax for Market Station No 1 is distributed to Denver Union Station DDA       |                       |                         |                       |
| Colo. Int. Center Metro No 14               | 57,195,910  | 79.172  | 4,528,315 | (8) \$5,465 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)             |                       |                         |                       |
| Denargo Market Metro No 2                   | 46,161,570  | 50.675  | 2,339,238 | (9) \$5,465 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)            |                       |                         |                       |
| Denargo Market Metro No 3                   | 13,231,510  | 49.394  | 653,557   | (10) \$30,742 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase III)         |                       |                         |                       |
| Denver Connection West Metro                | 20,372,870  | 97.488  | 1,986,110 | (11) \$30,742 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase IV)          |                       |                         |                       |
| Denver Gateway Center Metro                 | 27,586,300  | 56.176  | 1,549,688 | (12) \$1,864,261 of the tax for South Sloan's Lake Metro No 2 is distributed to Saint Anthony TIF |                       |                         |                       |
| Denver Gateway Meadows Metro                | 4,629,890   | 51.971  | 240,620   | (13) \$21,687 of the tax for Five Points BID is distributed to 2560 Welton St. TIF                |                       |                         |                       |
| Denver High Point at DIA Metro              | 8,890       | 15.591  | 139       | (14) \$1,095,339 of the tax for 9th Ave Metro No 2 is distributed to 9th Ave TIF                  |                       |                         |                       |
| Denver Intl. Business Center Metro No 1     | 75,617,210  | 48.893  | 3,697,152 | (15) \$301,893 of the tax for 9th Ave Metro No 3 is distributed to 9th Ave TIF                    |                       |                         |                       |
| DUS Metro No 2 (5)                          | 128,085,400 | 23.243  | 2,977,089 | (16) \$380,582 of the tax for Broadway Station No 2 is distributed to the Broadway and I-25 TIF   |                       |                         |                       |
| DUS Metro No 3 (6)                          | 9,138,370   | 22.701  | 207,450   | (17) \$583,225 of the tax for Broadway Station No 3 is distributed to the Broadway and I-25 TIF   |                       |                         |                       |
| Ebert Metro                                 | 164,914,670 | 45.660  | 7,530,004 | (18) \$137,586 of the tax for CCP Metro No 1 is distributed to the Globeville Commercial TIF      |                       |                         |                       |
| Ebert Metro (debt)                          | 20,318,080  | 22.330  | 453,703   | (19) \$2,365 of the tax for Five Points BID is distributed to 2801 Welton St. TIF                 |                       |                         |                       |
| Fairlake Metro                              | 42,490,410  | 6.184   | 262,761   | (20) \$6,869 of the tax for Five Points BID is distributed to the Point Urban TIF                 |                       |                         |                       |
| Federal Boulevard BID                       | 11,908,850  | 7.000   | 83,362    | (21) \$4,358 of the tax for the Five Points BID is distributed to the 2460 Welton St. TIF         |                       |                         |                       |
| First Creek Village Metro                   | 14,971,450  | 85.111  | 1,274,235 | (22) \$13,277 of the tax for the RiNo BID is distributed to the 27th and Larimer TIF              |                       |                         |                       |
| Five Points BID (13, 19, 20, 21)            | 34,676,210  | 10.000  | 346,762   |   |                       |                         |                       |
| Gateway Regional Metro                      | 240,403,770 | 16.000  | 3,846,460 | <b>Tax Increment Finance Districts</b>  |                       |                         |                       |
| Gateway Village GID                         | 38,424,510  | 10.000  | 384,245   | <b>District</b>   | <b>Base</b>           | <b>Increment</b>        |                       |
| Goldsmith Metro                             | 432,176,880 | 7.124   | 3,078,828 | Broadway & I-25   | 7,988,189             | 20,228,001              |                       |
| GVR Metro                                   | 162,902,200 | 12.000  | 1,954,826 | Colorado National Bank Bldg   | 1,275,014             | 13,197,146              |                       |
| Holly Hills Water /Sanitation               | 39,101,620  | 2.716   | 106,200   | Denver Union Station DDA  | 79,003,183            | 451,709,777             |                       |
| Loretto Heights Metro No 1                  | 4,750       | 15.592  | 74        | Emily Griffith  | 0                     | 21,124,350              |                       |
| Loretto Heights Metro No 2                  | 1,032,460   | 67.562  | 69,755    | Fox Park  | 15,353,910            | 0                       |                       |
| Loretto Heights Metro No 3                  | 6,339,190   | 67.918  | 430,545   | Globeville Commercial   | 3,240,408             | 3,978,802               |                       |
| Loretto Heights Metro No 4                  | 2,707,460   | 67.562  | 182,921   | Ironworks Foundry Phase I   | 969,671               | 1,389,729               |                       |
| Market Station Metro No 1 (7)               | 28,410,260  | 15.000  | 426,154   | Ironworks Foundry Phase II  | 513,970               | 8,371,230               |                       |
| Midtown Metro                               | 49,661,980  | 40.000  | 1,986,479 | Marycrest   | 0                     | 10,400,650              |                       |
| Mile High Business Center Metro             | 41,374,600  | 26.391  | 1,091,917 | Northeast Park Hill   | 6,558,645             | 11,754,565              |                       |
| North Washington Street Water/Sanitation    | 15,940,010  | 0.574   | 9,150     | Point Urban   | 0                     | 2,131,050               |                       |
| Old South Gaylord BID                       | 12,511,620  | 4.294   | 53,725    | Saint Anthony   | 1,493,402             | 48,493,938              |                       |
| Prologis Central Park Business Center Metro | 149,819,770 | 20.000  | 2,996,395 | Stapleton   | 75,027,766            | 1,092,764,964           |                       |
| RiNo BID (8 & 10)                           | 687,680,400 | 4.000   | 2,750,722 | Sun Valley  | 0                     | 6,670                   |                       |
| RiNo GID (9 & 11)                           | 406,283,900 | 4.000   | 1,625,136 | 101 Broadway  | 456,192               | 901,068                 |                       |
| River Mile Metro No 2                       | 23,978,380  | 41.193  | 987,741   | 414 14th Street   | 0                     | 2,298,130               |                       |
| River Mile Metro No 3                       | 1,764,030   | 62.218  | 109,754   | 1840 Grant  | 3,131,555             | 6,375                   |                       |
| Sand Creek Metro                            | 55,621,100  | 21.200  | 1,179,167 | 2300 Welton   | 1,592,021             | 3,563,449               |                       |
| Sand Creek Metro (debt)                     | 26,637,710  | 15.200  | 404,893   | 2460 Welton   | 118,472               | 2,931,898               |                       |
| Section 14 Metro                            | 10,449,830  | 11.000  | 114,948   | 2560 Welton   | 195,847               | 5,841,193               |                       |
|   |             |         |           | 2801 Welton   | 219,437               | 236,503                 |                       |
|   |             |         |           | 3015 E Colfax   | 365,077               | 139,953                 |                       |
|   |             |         |           | 4201 E Arkansas   | 0                     | 5,299,990               |                       |
|   |             |         |           | 9th Avenue  | 0                     | 55,628,420              |                       |
|   |             |         |           | 9th & Colorado  | 0                     | 10,955,570              |                       |
|   |             |         |           | 27th & Larimer  | 2,115,268             | 6,742,802               |                       |
|   |             |         |           | 38th & Huron  | 3,096,180             | 0                       |                       |
|   |             |         |           | <b>Total</b>  | <b>\$ 202,714,207</b> | <b>\$ 1,780,096,223</b> |                       |