

General Information

Summary of Levies and Taxes

Calculations based on net assessed valuation of
Local Gov't \$25,445,395,933, School \$26,973,701,403
(total assessed valuation less TIF increment)

	Mill Levy		Tax Revenue
City & County of Denver			
General Fund	9.628	\$	244,988,272
Bond Principal	4.768		121,323,648
Bond Interest	1.732		44,071,426
Social Services	2.473		62,926,464
Developmentally Disabled	1.030		26,208,758
Fire Pension	0.994		25,292,724
Police Pension	1.185		30,152,794
Capital Maintenance	2.576		65,547,340
Affordable Housing	0.398		10,127,268
Library	1.544		39,287,691
Total	26.328	\$	669,926,384
School District #1			
General Fund	38.935	\$	1,050,221,064
Bond Redemption	9.339		251,907,397
Special Revenue Mill	4.000		107,894,806
Total	52.274	\$	1,410,023,267
Urban Drainage & Flood Control District	1.000	\$	25,445,396
Total General Taxes	79.602	\$	2,105,395,047
Total Special District Taxes			161,139,447
Grand Total of All Taxes		\$	2,266,534,494
Taxes Distributed to DURA		\$	16,537,406
Denver Urban Renewal Authority			
Tax Distributed to DDA		\$	30,824,137
Denver Downtown Development Authority			

2026 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 9**—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).

The State approved the following assessment rates for 2025:

Residential Property Local Gov't.....	6.25%
Residential Property Schools.....	7.05%
Non-residential.....	27%
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 2026 must be paid by March 2nd 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

2025

Total Assessed Valuation
Local Gov't — \$26,045,588,170
Total Assessed Valuation
Schools — \$27,573,893,640

Michael Johnston
Mayor

Keith A. Erffmeyer
Assessor

2025 Abstract of Assessment

	Total Assessed Value	Total Actual Value
Vacant Land		
Residential	\$ 70,103,320	\$ 1,121,653,120
Commercial	343,811,610	1,273,376,333
Industrial	42,147,020	156,100,074
Agricultural	74,910	277,444
All Others	45,939,820	170,147,481
Total	\$ 502,076,680	\$ 2,721,554,453
Residential		
Single Family	\$ 8,032,666,910	\$ 128,522,670,560
Condominiums	1,193,464,790	19,095,436,640
Duplexes/Triplexes	145,027,740	2,320,443,840
Multi Unit (4 to 8)	91,571,410	1,465,142,560
Multi Unit (9 & up)	2,517,194,960	40,275,119,360
Manufactured Homes	957,240	15,315,840
Total	\$ 11,980,883,050	\$ 191,694,128,800
Commercial		
Merchandising	\$ 1,526,215,400	\$ 5,652,649,630
Lodging	1,022,204,460	3,785,942,444
Offices	4,330,069,100	16,037,292,963
Recreation	176,526,710	653,802,630
Commercial Condos	325,248,490	1,204,624,037
Possessory Interest	69,589,970	257,740,630
Special Purpose	1,303,885,730	4,829,206,407
Warehouses	2,630,183,144	9,741,419,052
Total	\$ 11,383,923,004	\$ 42,162,677,793
Industrial		
Manufacturing	\$ 209,183,610	\$ 774,754,111
Total	\$ 209,183,610	\$ 774,754,111
Personal Property		
Residential	\$ 61,237,390	\$ 226,805,148
Commercial	750,877,126	2,781,026,393
Industrial	115,789,840	428,851,259
Renewable Energy	931,070	3,448,407
Total	\$ 928,835,426	\$ 3,440,131,207
Natural Resources		
Prod. Oil & Gas	\$ 0	\$ 0
Total	\$ 0	\$ 0
State Assessed	\$ 1,040,686,400	\$ 3,854,394,074
Grand Total	\$ 26,045,588,170	\$ 244,647,640,439
Exempt Properties	Total Assessed	Total Actual
Federal Government	\$ 187,997,160	\$ 696,285,778
State Government	560,118,958	2,088,794,225
County Government	2,316,387,287	11,814,155,557
Political Subdivision	1,889,681,841	7,022,789,697
Religious Entities	368,746,898	1,549,402,104
Private Schools	390,544,594	1,592,679,424
Charitable Entities	589,136,285	3,175,406,859
All Others	280,180,992	1,632,603,484
Total	\$ 6,582,794,015	\$ 29,572,117,127

Special Taxing Districts

	Assessed Value	Mill Levy	Tax Revenue	Assessed Value	Mill Levy	Tax Revenue	
9th Ave Metro No 2 (12)	27,781,800	42.571	1,182,699	River Mile Metro No 2	28,960,070	40.937	1,185,538
9th Ave Metro No 3 (13)	18,036,870	14.296	257,855	River Mile Metro No 3	3,779,030	58.611	221,493
2000 Holly Metro	6,538,400	62.642	409,578	Sand Creek Metro	61,914,060	25.000	1,547,852
Adams County/North Washington Fire	13,971,320	17.270	241,285	Sand Creek Metro (debt)	23,342,580	6.200	144,724
Aviation Station Metro No 2	13,214,850	62.740	829,100	Section 14 Metro	10,671,640	11.000	117,388
Aviation Station Metro No 3	14,780,550	68.918	1,018,646	Sheridan Sanitation No. 2	775,740	0.416	323
Aviation Station Metro No 4	460	13.000	6	Smith Metro No 3	590	59.074	35
Aviation Station Metro No 5	4,509,880	10.000	45,099	South Sloan's Lake Metro No 2 (10)	44,107,140	38.444	1,695,655
Ballpark Denver GID	211,139,200	5.000	1,055,696	Southeast Public Improvement	316,043,050	2.000	632,086
Belleview Station Metro No 2	119,953,440	33.000	3,958,464	Sun Valley Denver GID (22)	34,260	6.000	206
Bluebird BID	16,902,200	10.000	169,022	Valley Sanitation	27,756,580	2.288	63,507
Boulevard at Lowry Metro	16,760,850	25.000	419,021	West Globeville Metro No 1 (21)	22,239,410	53.702	1,194,301
Bowles Metro	44,264,680	40.000	1,770,587	West Globeville Metro No 2	0	53.702	0
Broadway Park North Metro No 2	28,514,940	64.740	1,846,057	West Lot Metro No 1	56,665,890	7.000	396,661
Broadway Park North Metro No 2 (debt)	28,514,940	47.084	1,342,597	West Lot Metro No 2	8,432,480	24.000	202,380
Broadway Park North Metro No 3	4,792,550	16.110	77,208	Westerly Creek Metro	942,738,280	68.514	64,590,771
Broadway Station Metro No 2 (14)	12,008,730	69.813	838,365	Total			\$ 161,139,447
Broadway Station Metro No 3 (15)	18,983,750	69.813	1,325,313				
CCP Metro No 1 (16)	7,561,720	30.000	226,852	(1) \$10,857 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA			
Central Platte Valley Metro (2)	330,732,680	20.000	6,614,654	(2) \$4,460,616 of the tax for Central Platte Valley is distributed to Denver Union Station DDA			
Central Platte Valley Metro (debt)	90,919,570	7.000	636,437	(3) \$0 of the tax for DUS Metro No 2 is distributed to Denver Union Station DDA			
Cherry Creek North BID	562,595,090	17.642	9,925,303	(4) \$0 of the tax for DUS Metro No 3 is distributed to Denver Union Station DDA			
Cherry Creek Subarea BID (1)	88,907,110	0.168	14,936	(5) \$292,766 of the tax for Market Station No 1 is distributed to Denver Union Station DDA			
Clear Creek Valley Water/Sanitation	1,162,270	2.749	3,195	(6) \$6,002 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)			
Colfax BID	94,639,450	10.584	1,001,664	(7) \$6,002 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)			
Colo. Int. Center Metro No 13	13,089,960	95.342	1,248,023	(8) \$37,713 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)			
Colo. Int. Center Metro No 14	77,176,150	83.131	6,415,731	(9) \$37,713 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)			
DC Metro	3,279,290	48.566	159,262	(10) \$1,643,564 of the tax for Sloan's Lake Metro District 2 is distributed to Saint Anthony TIF			
Denargo Market Metro No 2	35,410,710	61.935	2,193,162	(11) \$21,464 of the tax for Five Points BID is distributed to 2560 Welton St. TIF			
Denargo Market Metro No 3	12,934,080	53.703	694,599	(12) \$1,182,699 of the tax for 9th Ave Metro No 2 is distributed to the 9th Ave TIF			
Denver Connection West Metro	20,921,810	105.694	2,211,310	(13) \$257,855 of the tax for 9th Ave Metro No 3 is distributed to the 9th Ave TIF			
Denver Gateway Center Metro	33,283,190	59.637	1,984,910	(14) \$629,452 of the tax for Broadway Station No 2 is distributed to the I-25 and Broadway TIF			
Denver Gateway Meadows Metro	4,323,100	78.051	337,422	(15) \$995,057 of the tax for Broadway Station No 3 is distributed to the I-25 and Broadway TIF			
Denver High Point at DIA Metro	1,940	16.099	31	(16) \$125,343 of the tax for CCP Metro No 1 is distributed to the Globville Commercial TIF			
Denver Intl. Business Center Metro No 1	61,430,680	50.333	3,091,990	(17) \$2,571 of the tax for Five Points BID is distributed to 2801 Welton St TIF			
DUS Metro No 2 (3)	113,238,060	8.000	905,904	(18) \$0 of the tax for the Five Points BID is distributed to the Point Urban TIF			
DUS Metro No 3 (4)	7,130,160	5.000	35,651	(19) \$4,297 of the tax for the Five Points BID is distributed to the 2460 Welton TIF			
Ebert Metro	172,939,970	49.829	8,617,426	(20) \$12,873 of the tax for the RiNo BID is distributed to the 27th and Larimer TIF			
Ebert Metro (debt)	25,692,240	24.926	640,405	(21) \$416,266 of the tax for the West Globeville MD 1 is distributed to the Fox Park TIF			
Ebert Metro Subdistrict No 1	9,009,380	53.000	477,497	(22) \$84 of the tax for Sun Valley Denver GID is distributed to the Sun Valley TIF			
Ebert Metro Subdistrict No 2	15,830,170	50.000	791,509	(23) \$0 of the tax for RiNo BID is distributed to the Rock Drill TIF			
Ebert Metro Subdistrict No 3	8,477,170	59.000	500,153	(24) \$5,377 of the tax for Five Points BID is distributed to the 29th and Welton TIF			
Ebert Metro Subdistrict No 4	5,480,570	53.000	290,470				
Ebert Metro Subdistrict No 5	9,010,970	53.000	477,581				
Fairlake Metro	35,536,650	8.226	292,324				
Federal Boulevard BID	12,920,820	8.500	109,827				
First Creek Village Metro	19,163,770	73.926	1,416,701				
Five Points BID (11, 17, 18, 19, & 24)	31,215,990	10.000	312,160				
Gateway Regional Metro	256,844,550	15.400	3,955,406				
Gateway Village GID	39,930,410	10.000	399,304				
Goldsmith Metro	307,683,500	7.767	2,389,778				
GVR Metro	165,575,210	16.603	2,749,045				
Holly Hills Water /Sanitation	38,550,980	2.716	104,704				
Loretto Heights Metro No 1	5,000	16.110	81				
Loretto Heights Metro No 2	6,821,360	74.275	506,657				
Loretto Heights Metro No 3	1,206,020	118.574	143,003				
Loretto Heights Metro No 4	3,501,660	70.799	247,914				
Market Station Metro No 1 (5)	22,945,020	16.111	369,667				
Midtown Metro	45,147,410	40.000	1,805,896				
Mile High Business Center Metro	42,793,600	26.391	1,129,366				
North Washington Street Water/Sanitation	13,971,320	0.600	8,383				
Old South Gaylord BID	14,252,340	3.989	56,853				
Prologis Central Park Business Center Metro	152,424,640	20.000	3,048,493				
RiNo BID (6, 8, 20 & 23)	593,097,480	4.000	2,372,390				
RiNo GID (7 & 9)	361,475,740	4.000	1,445,903				

Tax Increment Finance Districts

District	Base	Increment
Broadway & I-25	8,130,180	24,496,070
Colorado National Bank Bldg	1,110,809	11,072,691
Denver Union Station DDA	69,116,312	383,834,988
Emily Griffith	0	14,901,000
Evans School Property	2,208,280	0
Fox Park	14,487,990	7,751,240
Globeville Commercial	3,385,468	4,180,372
Ironworks Foundry Phase I	1,073,409	1,533,191
Ironworks Foundry Phase II	615,650	9,847,730
Marycrest	0	12,975,030
Northeast Park Hill	5,785,405	12,212,255
Point Urban	0	2,012,370
Rock Drill Property	3,377,140	0
Saint Anthony	1,355,020	42,753,640
Sun Valley	0	13,960
101 Broadway	436,444	868,136
414 14th Street	0	1,999,950
1840 Grant	2,180,475	5,845
2300 Welton	861,836	1,933,864
2460 Welton	94,387	2,332,833
2560 Welton	154,901	4,599,659
2801 Welton	238,383	257,107
29th & Welton Property	0	537,730
3015 E Colfax	334,690	334,210
9th Avenue	0	47,232,230
9th & Colorado	0	7,272,560
27th & Larimer	1,637,244	5,233,396
38th & Huron	1,599,670	0
Total	\$ 116,163,693	\$ 600,192,237

2025 Abstract of Assessment Schools

	Total Assessed Value	Actual	Total
Vacant Land			
Residential	\$ 70,103,320		\$ 994,373,333
Commercial	343,811,610		1,273,376,333
Industrial	42,147,020		156,100,074
Agricultural	74,910		277,444
All Others	45,939,820		170,147,481
Total	\$ 502,076,680		\$ 2,594,274,667
Residential			
Single Family	\$ 9,060,606,930		\$ 128,519,247,234
Condominiums	1,346,194,070		19,094,951,348
Duplexes/Triplexes	163,587,940		2,320,396,312
Multi Unit (4 to 8)	103,290,890		1,465,119,007
Multi Unit (9 & up)	2,839,288,630		40,273,597,589
Manufactured Homes	1,079,750		15,315,603
Total	\$ 13,514,048,210		\$ 191,688,627,092
Commercial			
Merchandising	\$ 1,526,215,400		\$ 5,652,649,630
Lodging	1,023,204,460		3,789,646,148
Offices	4,253,910,100		15,755,222,593
Recreation	176,526,710		653,802,630
Commercial Condos	325,248,490		1,204,624,037
Possessory Interest	69,589,970		257,740,630
Special Purpose	1,343,885,730		4,977,354,556
Warehouses	2,660,482,454		9,853,638,719
Total	\$ 11,379,063,314		\$ 42,144,678,941
Industrial			
Manufacturing	\$ 209,183,610		\$ 774,754,111
Total	\$ 209,183,610		\$ 774,754,111
Personal Property			
Residential	\$ 61,237,390		\$ 226,805,148
Commercial	750,877,126		2,781,026,393
Industrial	115,789,840		428,851,259
Renewable Energy	931,070		3,448,407
Total	\$ 928,835,426		\$ 3,440,131,207
Natural Resources			
Prod. Oil & Gas	\$ 0		\$ 0
Total	\$ 0		\$ 0
State Assessed	\$ 1,040,686,400		\$ 3,854,394,074
Grand Total	\$ 27,573,893,640		\$ 244,496,860,092

	Total Assessed		Total Actual
Exempt Properties			
Federal Government	\$ 187,997,160		\$ 696,285,778
State Government	560,118,958		2,086,685,784
County Government	2,316,387,287		11,336,501,779
Political Subdivision	1,889,681,841		7,019,250,706
Religious Entities	368,746,898		1,522,281,990
Private Schools	390,544,594		1,571,089,691
Charitable Entities	589,136,285		3,028,723,886
All Others	280,180,992		1,544,764,428
Total	\$ 6,582,794,015		\$ 28,805,584,042