

General Information

Abstract of Assessment And Summary of Levies

City & County of Denver Colorado



DENVER
THE MILE HIGH CITY

2021

Total
Assessed Valuation
\$23,529,238,541

Michael B. Hancock
Mayor

Keith A. Erffmeyer
Assessor

Summary of Levies and Taxes

Calculations based on net assessed valuation of
\$22,042,141,036 (total assessed valuation less TIF increment)

	Mill Levy		Tax Revenue
City & County of Denver			
General Fund	9.820	\$	216,453,825
Bond Principal	5.500		121,231,776
Bond Interest	1.000		22,042,141
Social Services	2.586		57,000,977
Developmentally Disabled	1.009		22,240,520
Fire Pension	1.039		22,901,785
Police Pension	1.238		27,288,171
Capital Maintenance	2.513		55,391,900
Affordable Housing	0.415		9,147,489
Total	25.120	\$	553,698,583
School District #1			
General Fund	37.413	\$	824,662,623
Bond Redemption	9.568		210,899,205
Special Revenue Mill	1.517		33,437,928
Total	48.498	\$	1,068,999,756
Urban Drainage & Flood Control District	1.000	\$	22,042,141
Total General Taxes	74.618	\$	1,644,740,480
Total Special District Taxes			116,750,530
Grand Total of All Taxes		\$	1,761,491,010
Taxes Distributed to DURA		\$	76,829,166
Denver Urban Renewal Authority			
Tax Distributed to DDA		\$	32,159,716
Denver Downtown Development Authority			

2022 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 2021, 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 2022 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

2021 Abstract of Assessment

	Total Assessed Value	Total Actual Value
Vacant Land		
Residential	\$ 72,153,720	\$ 1,009,142,937
Commercial	235,844,880	813,258,207
Industrial	42,685,950	147,192,931
Agricultural	158,350	546,034
All Others	84,759,719	292,274,893
Total	\$ 435,602,619	\$ 2,262,415,003
Residential		
Single Family	\$ 6,567,585,390	\$ 91,854,341,119
Condominiums	1,124,161,879	15,722,543,762
Duplexes/Triplexes	145,076,229	2,029,038,168
Multi Unit (4 to 8)	75,566,106	1,056,868,615
Multi Unit (9 & up)	2,113,982,465	29,566,188,322
Manufactured Homes	1,059,100	14,812,587
Total	\$ 10,027,431,169	\$ 140,243,792,573
Commercial		
Merchandising	\$ 1,270,749,739	\$ 4,381,895,652
Lodging	775,454,802	2,673,982,076
Offices	5,019,503,474	17,308,632,669
Recreation	164,690,921	567,899,728
Commercial Condos	302,439,718	1,042,895,579
Possessory Interest	41,796,110	144,124,517
Special Purpose	1,277,254,200	4,404,324,828
Warehouses	2,248,572,970	7,753,699,897
Total	\$ 11,100,461,934	\$ 38,277,454,945
Industrial		
Manufacturing	\$ 275,978,262	\$ 951,649,179
Total	\$ 275,978,262	\$ 951,649,179
Personal Property		
Residential	\$ 20,898,587	\$ 72,064,093
Commercial	700,451,220	2,415,349,034
Industrial	95,027,050	327,679,483
Renewable Energy	506,800	1,747,586
Total	\$ 816,883,657	\$ 2,816,840,197
Natural Resources		
Prod. Oil & Gas	\$ 0	\$ 0
Total	\$ 0	\$ 0
State Assessed	\$ 872,880,900	\$ 3,009,934,138
Grand Total	\$ 23,529,238,541	\$ 187,562,086,035

Exempt Properties	Total Assessed	Total Actual
Federal Government	\$ 224,701,670	\$ 774,833,345
State Government	507,318,839	1,761,241,538
County Government	2,078,874,851	9,242,844,345
Political Subdivision	1,723,473,138	5,958,836,712
Religious Entities	325,391,109	1,253,093,448
Private Schools	336,146,826	1,280,277,359
Charitable Entities	377,031,329	2,049,422,257
All Others	269,303,222	1,435,265,637
Total	\$ 5,842,240,984	\$ 23,755,814,641

	Assessed	Mill	Tax
9th Ave Metro No 2 (14)	22,148,270	30.000	664,448
9th Ave Metro No 3 (15)	20,950,650	11.133	233,244
2000 Holly	1,599,180	50.000	79,959
Adams County/North Washington Fire	11,688,250	16.686	195,030
Aviation Station Metro No 2	12,803,260	60.000	768,196
Aviation Station Metro No 3	4,686,970	64.191	300,861
Aviation Station Metro No 5	423,520	10.000	4,235
Bellevue Station Metro No 2	90,165,430	33.000	2,975,459
Bluebird BID	15,010,780	10.000	150,108
Boulevard at Lowry Metro	3,488,760	20.000	69,775
Bowles Metro	37,369,980	40.000	1,494,799
Broadway Park North Metro No 2	26,717,000	54.084	1,444,962
Broadway Park North Metro No 3	6,281,700	16.680	104,779
Broadway Station Metro No 2 (16)	10,297,980	46.000	473,707
Broadway Station Metro No 3 (17)	5,143,150	46.000	236,585
CCP Metro No 1 (18)	6,584,430	43.000	283,130
Central Platte Valley Metro (4)	381,479,920	20.000	7,629,598
Central Platte Valley Metro (debt)	92,435,890	8.000	739,487
Cherry Creek North BID	374,176,790	15.142	5,665,785
Cherry Creek Subarea BID (3)	110,681,940	0.135	14,942
Clear Creek Valley Water/Sanitation	942,860	2.144	2,021
Colfax BID	89,149,040	10.064	897,196
Colo. Int. Center Metro No 13	3,118,060	83.496	260,346
Colo. Int. Center Metro No 14	30,892,470	75.359	2,328,026
Denargo Market Metro No 2	28,735,810	44.257	1,271,761
Denver Connection West Metro	18,739,250	89.321	1,673,809
Denver Gateway Center Metro	13,101,750	50.000	655,088
Denver Gateway Meadows Metro	2,800	50.000	140
Denver High Point at DIA Metro	320	15.000	5
Denver Intl. Business Center Metro No 1	48,971,580	47.000	2,301,664
DUS Metro No 2 (5)	124,685,690	22.271	2,776,875
DUS Metro No 3 (6)	8,113,810	22.271	180,703
Ebert Metro	146,802,610	44.900	6,591,437
Ebert Metro (debt)	15,557,500	22.250	346,154
Fairlake Metro	35,279,570	6.967	245,793
Federal Boulevard BID	11,604,020	10.000	116,040
First Creek Village Metro	11,387,600	73.664	838,856
Five Points BID (13, 19, 20, 21)	32,757,090	10.000	327,571
Gateway Regional Metro	174,735,010	16.000	2,795,760
Gateway Village GID	35,177,300	20.000	703,546
Goldsmith Metro	397,039,670	7.500	2,977,798
Greenwood Metro	1,840,590	3.400	6,258
GVR Metro	142,340,580	20.094	2,860,192
Holly Hills Water /Sanitation	37,282,150	2.719	101,370
Loretto Heights Metro No 1	214,350	15.000	3,215
Loretto Heights Metro No 2	487,440	65.000	31,684
Loretto Heights Metro No 3	2,135,720	65.000	138,822
Loretto Heights Metro No 4	1,868,980	65.000	121,484
Market Station Metro No 1 (7)	24,935,660	15.000	374,035
Midtown Metro	34,560,360	40.000	1,382,414
Mile High Business Center Metro	33,676,840	26.391	888,765
North Washington Street Water/Sanitation	10,721,850	0.775	8,309
Old South Gaylord BID	10,764,360	5.022	54,059
RiNo BID (8 & 10)	585,245,910	4.000	2,340,984
RiNo GID (9 & 11)	344,036,600	4.000	1,376,146
River Mile Metro No 2	13,779,650	40.000	551,186
River Mile Metro No 3	1,540,000	60.000	92,400
Sand Creek Metro	43,442,650	22.750	988,320
Sand Creek Metro (debt)	24,909,280	16.000	398,548

Special Taxing Districts

	Assessed	Mill	Tax			
SBC Metro (1)				123,804,410	22.000	2,723,697
Section 14 Metro				10,111,170	20.000	202,223
Sheridan Sanitation No. 2				1,045,370	0.430	450
South Sloan's Lake Metro No 2 (12)				45,453,290	37.054	1,684,226
Southeast Public Improvement Metro				380,397,910	2.000	760,796
Town Center Metro				444,820	58.319	25,941
Town Center Metro Subdistrict No 1				8,137,770	55.664	452,981
Town Center Metro Subdistrict No 2				14,020,090	55.664	780,414
Town Center Metro Subdistrict No 3				5,411,580	50.000	270,579
Town Center Metro Subdistrict No 4				4,509,480	55.664	251,016
Town Center Metro Subdistrict No 5				2,332,870	55.664	129,857
Valley Sanitation				20,900,870	2.666	55,722
West Globeville Metro No 1				30	55.385	2
West Globeville Metro No 2				30	55.385	2
West Lot Metro No 1				51,490,020	8.000	411,920
West Lot Metro No 2				5,308,170	30.000	159,245
Westerly Creek Metro (2)				748,858,560	60.867	45,580,774
Total						\$ 116,750,530

- (1) \$808,831 of the tax for SBC Metro is distributed to Stapleton TIF
- (2) \$42,372,823 of the tax for Westerly Creek Metro is distributed to Stapleton TIF
- (3) \$11,803 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA
- (4) \$5,567,270 of the tax for Central Platte Valley is distributed to Denver Union Station DDA
- (5) \$1,623,123 of the tax for DUS Metro No 2 is distributed to Denver Union Station DDA
- (6) \$115,500 of the tax for DUS Metro No 3 is distributed to Denver Union Station DDA
- (7) \$318,845 of the tax for Market Station No 1 is distributed to Denver Union Station DDA
- (8) \$5,787 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)
- (9) \$5,787 of the tax for RiNo GID is distributed to Ironworks Foundry TIF (Phase I)
- (10) \$21,605 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)
- (11) \$21,605 of the tax for RiNo GID is distributed to Ironworks Foundry TIF (Phase II)
- (12) \$1,633,768 of the tax for South Sloan's Lake Metro No 2 is distributed to Saint Anthony TIF
- (13) \$22,872 of the tax for Five Points BID is distributed to 2560 Welton St. TIF
- (14) \$664,448 of the tax for 9th Ave Metro No 2 is distributed to 9th Ave TIF
- (15) \$233,244 of the tax for 9th Ave Metro No 3 is distributed to 9th Ave TIF
- (16) \$237,561 of the tax for Broadway Station No 2 is distributed to the Broadway and I-25 TIF
- (17) \$118,646 of the tax for Broadway Station No 3 is distributed to the Broadway and I-25 TIF
- (18) \$146,189 of the tax for CCP Metro No 1 is distributed to the Globeville Commercial TIF
- (19) \$1,933 of the tax for Five Points BID is distributed to 2801 Welton St. TIF
- (20) \$6,278 of the tax for Five Points BID is distributed to the Point Urban TIF
- (21) \$4,500 of the tax for the Five Points BID is distributed to the 2460 Welton St. TIF

Tax Increment Finance Districts

District	Base	Increment
Broadway & I-25	7,697,264	7,745,866
Colorado National Bank	982,892	10,101,038
Denver Union Station DDA	74,445,581	438,078,049
Emily Griffith	0	9,744,570
Globeville Commercial	2,983,337	3,602,153
Ironworks Foundry Phase I	871,833	1,483,097
Ironworks Foundry Phase II	371,332	5,881,078
Marycrest	0	7,835,860
Northeast Park Hill	6,196,967	10,725,603
Point Urban	0	2,092,020
Saint Anthony	1,339,375	44,120,705
Stapleton	60,918,421	872,958,939
101 Broadway	425,001	817,139
414 14th Street	0	2,658,340
1840 Grant	1,964,980	0
2300 Welton	1,194,290	2,881,100
2460 Welton	98,382	2,505,398
2560 Welton	168,415	5,133,625
2801 Welton	179,765	193,365
4201 E Arkansas	0	7,029,690
9th Avenue	0	43,266,580
9th & Colorado	0	8,243,290
Total	\$ 159,837,835	\$ 1,487,097,505