

2008 Abstract of Assessment

	Total Assessed Value	Total Actual Value
Vacant Land		
Residential	\$ 84,654,250	\$ 291,911,200
Commercial	74,030,090	255,276,200
Industrial	23,307,120	80,369,400
Agricultural	40,040	138,100
PUD	10,693,050	36,872,600
All Others	17,808,660	61,409,200
Minor Structures	67,110	231,400
Possessory Interest	88,660	305,700
Total	\$ 210,688,980	\$ 726,513,800

	Total Assessed Value	Total Actual Value
Residential		
Single Family	\$ 3,249,882,650	\$ 40,827,671,500
Condominiums	721,305,750	9,061,630,000
Duplexes/Triplexes	99,182,320	1,246,009,100
Multi Unit (4 to 8)	38,185,420	479,716,400
Multi Unit (9 & up)	397,667,420	4,995,821,900
Manufactured Homes	549,480	6,903,000
Partial Exempt	3,814,460	47,920,400
Total	\$ 4,510,587,500	\$ 56,665,672,300

	Total Assessed Value	Total Actual Value
Commercial		
Merchandising	\$ 636,439,620	\$ 2,194,619,400
Lodging	230,936,260	796,331,900
Offices	1,788,201,130	6,166,210,800
Recreation	76,683,680	264,426,500
Commercial Condos	119,130,740	410,795,700
Possessory Interest	36,395,060	125,500,200
Special Purpose	517,903,330	1,785,873,600
Warehouses	803,825,230	2,771,811,100
Multi-Use	147,125,320	507,328,700
Partial Exempt	26,757,090	92,265,800
Total	\$ 4,383,397,460	\$ 15,115,163,700

	Total Assessed Value	Total Actual Value
Industrial		
Manufacturing	\$ 125,107,730	\$ 431,405,900
Total	\$ 125,107,730	\$ 431,405,900

	Total Assessed Value	Total Actual Value
Personal Property		
Residential	\$ 8,278,750	\$ 28,547,400
Commercial	671,886,270	2,316,849,200
Industrial	112,193,720	386,874,900
Prod. Oil & Gas	34,670	119,600
Total	\$ 792,393,410	\$ 2,732,391,100

	Total Assessed Value	Total Actual Value
Natural Resources		
Prod. Oil & Gas	\$ 3,286,450	\$ 3,755,900
Total	\$ 3,286,450	\$ 3,755,900

State Assessed	\$ 837,782,600	\$ 2,888,905,500
Grand Total	\$ 10,863,244,130	\$ 78,563,808,200

	Total Assessed Value	Total Actual Value
Exempt Properties		
Federal Government	\$ 117,980,380	\$ 406,828,900
State Government	285,514,450	985,354,300
County Government	1,600,555,290	5,808,435,200
Political Subdivision	977,791,170	3,424,329,900
Religious Entities	188,077,580	696,113,300
Private Schools	123,698,510	426,805,500
Charitable Entities	273,928,330	1,248,797,800
All Others	171,580,660	594,968,100
Total	\$ 3,739,126,370	\$ 13,591,633,000

Special Taxing Districts

	Assessed Value	Mill Levy	Tax Revenue
Bowles Metro	\$ 26,444,760	40.000	1,057,790
Broadway Stn Metro No 3	5,643,740	11.000	62,081
Central Platte Valley Metro	31,473,680	55.000	1,731,052
Central Platte Valley Metro debt	56,036,480	40.000	2,241,459
Cherry Creek North B.I.D.	162,170,390	17.642	2,861,010
Cherry Creek Subarea B.I.D.	12,662,770	1.601	20,273
Clear Creek Valley Water	1,173,600	2.846	3,340
Colfax B.I.D.	42,313,110	7.846	331,989
Colo Int'l Center Metro No 13	30	50.000	2
Colo Int'l Center Metro No 14	512,400	58.273	29,859
Denver Gateway Center Metro	3,550,290	32.992	117,131
Denver Gateway Meadows	1,510	30.000	45
Denver High Point at DIA Metro	8,490	13.273	113
Denver Intl. Bus. Center No 1	19,079,230	40.000	763,169
Denver Suburban Water	251,086,460	0.325	81,603
Ebert Metro	66,057,080	69.700	4,604,178
Fairlake Metro	15,990,870	40.508	647,758
Fairlake Metro (debt)	9,409,980	26.000	244,659
First Creek Metro	42,760	10.845	464
Gateway Regional Metro	42,984,160	16.000	687,747
Gateway Regional Metro (debt)	518,800	1.727	896
Gateway Village G.I.D.	22,677,490	32.500	737,018
Goldsmith Metro	251,086,460	17.369	4,361,121
Goldsmith Metro (debt)	26,615,960	9.000	239,544
Greenwood Metro	812,790	15.380	12,501
GVR Metro	84,966,140	30.274	2,572,265
Holly Hills Water & Sanitation	18,180,960	2.716	49,379
Madre Metro Dist. No 2	3,655,300	50.000	182,765
Mile High Business Center	13,344,340	35.000	467,052
N Washington Fire Protection	5,348,960	13.451	71,949
N Washington St Water & San	5,348,960	1.095	5,857
Old South Gaylord B.I.D.	4,593,180	4.181	19,204
Sand Creek Metro	26,454,310	26.000	687,812
Sand Creek Metro (debt)	8,567,150	21.000	179,910
SBC Metro*	48,948,200	35.000	1,713,187
Section 14 Metro	7,859,570	23.476	184,511
Section 14 Metro (debt)	6,052,570	9.684	58,613
Sheridan Sanitation Dist No2	424,080	0.555	235
South Denver Metro	46,892,250	7.000	328,246
Southeast Public Improvement	251,527,400	1.650	415,020
Town Center Metro	378,700	69.700	26,395
Valley Sanitation	9,858,270	2.493	24,577
Westerly Creek Metro**	252,973,310	55.038	13,923,145
Total			\$ 41,746,926

*\$1,310,352 of the tax for SBC Metropolitan is distributed directly to the Stapleton TIF.

**\$9,759,841 of the tax for Westerly Creek is distributed directly to the Stapleton TIF.

Tax Increment Finance Districts

District	Assessed Value
Alameda Square	\$ 1,332,106
American National	2,965,051
California St. Parking Garage	616,737
Cherokee	0
City Park South	11,096,528
Downtown Denver	94,958,477
Elitch's	19,283,681
Executive Tower Hotel	9,806,005
Guaranty Bank	1,512,769
Highlands Garden Village	6,263,395
Lowenstein Theater	2,502,910
Lowry	143,602,030
Mercantile Square	894,726
Northeast Park Hill	5,246,211
Pepsi Center	32,359,213
Point Urban	932,610
South Broadway	15,326,494
St. Luke's #1	11,206,077
St. Luke's #2	9,562,980
Stapleton	296,144,992
Westwood	5,734,201
York Street	5,770,020
Total	\$ 677,117,213

Summary of Levies and Taxes

	Mill Levy	Tax Revenue
City & County of Denver		
General Fund	6.389	\$ 69,405,267
Bond Principal	4.470	48,558,701
Bond Interest	3.110	33,784,689
Social Services	3.698	40,172,277
Developmentally Disabled	1.011	10,982,740
Fire Pension	1.371	14,893,508
Police Pension	1.636	17,772,267
Capital Improvement	2.350	25,528,624
Capital Maintenance	2.500	27,158,110
Total	26.535	\$ 288,256,183

	Mill Levy	Tax Revenue
School District #1		
General Fund	33.464	\$ 363,527,602
Bond Redemption	6.193	67,276,071
Total	39.657	\$ 430,803,673

Urban Drainage & Flood Control District	.591	\$ 6,420,177
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Total General Taxes *	66.783	\$ 725,480,033
Total Special District Taxes		41,746,926
Grand Total of All Taxes		\$ 767,226,959

Taxes Distributed to DURA*		\$ 45,219,919
Denver Urban Renewal Authority		

2009 Assessment Calendar

January 1—All taxable property is listed and valued based on its status as of this date.

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.

By June 15—Taxpayers are notified of business personal property valuations.

June 15 to July 5—Assessor hears protests to business personal property valuations.

By August 25—Initial Certifications of Value are sent to each of the taxing entities in the county.

By August 31—Notice of Determination from protests mailed.

August 31 to September 15—County Board of Equalization appeals accepted.

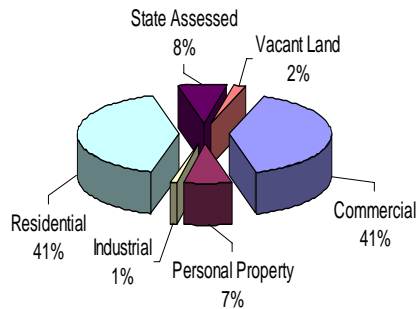
September 1—County Board of Equalization hearings scheduled concluding on or before November 1.

By December 15—Taxing entities certify mill levies to Assessor.

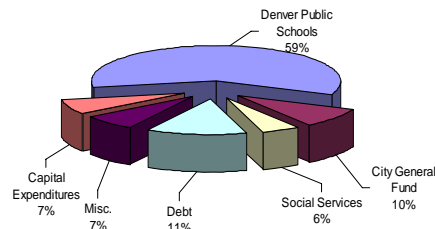
By December 22—Final mill levies are approved for the following year's tax collections.

2008 Property Tax Dollars

Source of Revenues



Expenditures



General Information

The Division of Assessment 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 the assessment rolls.

Please Note

- The Assessor does **not** set tax rates (mill levies).
- City & County taxes are established each year under Amendment 1 (TABOR) guidelines and are approved by the Mayor and City Council.
- School taxes are levied by the Denver School District 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 & Special Districts) establish Mill Levies (tax rates).

In 2008, the State set the following assessment rates:

Residential property.....	7.96%
Production oil & gas.....	87.50%
All remaining property.....	29.00%

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

(Actual Value — Exemption) x Asmt Rate x Millage = Charge

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 2009 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 30.

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



2008

Total
Assessed Valuation
\$10,863,244,130

John W. Hickenlooper
Mayor

Paul H. Jacobs
Assessor