

2018 Abstract of Assessment

	Total Assessed Value	Total Actual Value
Vacant Land		
Residential	\$ 57,734,750	\$ 242,898,900
Commercial	114,295,830	394,123,552
Industrial	12,809,200	44,169,655
Agricultural	356,060	1,227,793
All Others	46,428,450	160,098,103
Total	\$ 231,624,290	\$ 842,518,003
Residential		
Single Family	\$ 4,931,489,940	\$ 68,492,915,833
Condominiums	899,331,950	12,490,721,528
Duplexes/Triplexes	122,171,490	1,696,826,250
Multi Unit (4 to 8)	58,007,790	805,663,750
Multi Unit (9 & up)	1,411,312,500	19,601,562,500
Manufactured Homes	645,180	8,960,833
Partial Exempt	5,106,330	70,921,250
Total	\$ 7,428,065,180	\$ 103,167,571,944
Commercial		
Merchandising	\$ 1,186,239,960	\$ 4,090,482,621
Lodging	660,530,860	2,277,692,621
Offices	3,734,597,740	12,877,923,241
Recreation	122,299,320	421,721,793
Commercial Condos	204,103,890	703,806,517
Possessory Interest	46,961,070	161,934,724
Special Purpose	874,463,870	3,015,392,655
Warehouses	1,364,906,800	4,706,575,172
Partial Exempt	30,315,470	104,536,103
Total	\$ 8,224,418,980	\$ 28,360,065,448
Industrial		
Manufacturing	\$ 175,198,480	\$ 604,132,690
Total	\$ 175,198,480	\$ 604,132,690
Personal Property		
Residential	\$ 17,386,517	\$ 59,953,507
Commercial	795,074,927	2,741,637,679
Industrial	103,239,130	355,997,000
Renewable Energy	2,335,826	8,054,572
Total	\$ 918,036,400	\$ 3,165,642,759
Natural Resources		
Prod. Oil & Gas	\$ 0	\$ 0
Total	\$ 0	\$ 0
State Assessed	\$ 947,790,700	\$ 3,268,243,793
Grand Total	\$ 17,925,134,030	\$ 139,408,174,638
Exempt Properties	Total Assessed	Total Actual
Federal Government	\$ 203,114,070	\$ 700,393,345
State Government	370,148,650	1,289,783,117
County Government	2,015,725,520	8,012,105,017
Political Subdivision	1,382,478,260	4,770,972,017
Religious Entities	261,480,890	981,994,060
Private Schools	292,618,060	1,063,994,802
Charitable Entities	375,962,580	1,777,481,557
All Others	245,733,050	1,395,886,987
Total	\$ 5,147,261,080	\$ 19,992,610,901

Special Taxing Districts

	Assessed	Mill	Tax				
9th Ave Metro No 2 (14)	9,347,790	50.000	467,390	South Sloan's Lake Metro No 2 (12)	19,848,360	41.378	821,285
9th Ave Metro No 3 (15)	7,269,370	11.056	80,370	Southeast Public Improvement Metro	338,916,920	2.000	677,834
Adams County/North Washington Fire	6,947,730	16.650	115,680	Town Center Metro	262,020	58.040	15,208
Aviation Station Metro No 2	2,627,850	53.000	139,276	Town Center Metro Subdistrict No 1	7,116,600	55.278	393,391
Aviation Station Metro No 3	656,010	53.000	34,769	Town Center Metro Subdistrict No 2	8,613,230	55.278	476,122
Aviation Station Metro No 5	423,520	10.000	4,235	Valley Sanitation	16,643,840	2.131	35,468
Belleview Station Metro No 2	42,825,460	50.559	2,165,212	Westerly Creek Metro (2)	530,168,080	60.194	31,912,937
Bluebird BID	10,735,810	10.000	107,358	Total			\$ 83,214,730
Broadway Park North MD No 2 (debt)	24,707,740	15.200	375,558				
Broadway Park North MD No 2	24,707,740	5.000	123,539				
Broadway Park North MD No 3	4,501,410	16.583	74,647				
Bowles Metro	30,882,390	42.000	1,297,060				
Broadway Station Metro No 2	6,376,120	31.000	197,660				
Broadway Station Metro No 3	54,190	6.000	325				
CCP Metro No 1	944,680	48.000	45,345				
Central Platte Valley Metro (4)	243,986,480	28.250	6,892,618				
Central Platte Valley Metro (debt)	78,509,280	10.000	785,093				
Cherry Creek North BID	310,367,110	15.142	4,699,579				
Cherry Creek Subarea BID (3)	87,435,330	0.171	14,951				
Clear Creek Valley Water/Sanitation	631,730	2.406	1,520				
Colfax BID	65,924,490	10.020	660,563				
Colo. Int. Center Metro No 13	2,980	81.334	242				
Colo. Int. Center Metro No 14	32,904,040	75.000	2,467,803				
Denargo Market Metro No 2	19,349,160	40.000	773,966				
Denver Connection West Metro	4,230,150	55.277	233,830				
Denver Gateway Center Metro	6,154,880	50.000	307,744				
Denver Gateway Meadows Metro	11,610	50.000	581				
Denver High Point at DIA Metro	21,650	15.000	325				
Denver Intl. Business Center Metro No 1	31,795,040	44.175	1,404,546				
DUS Metro No 2 (5)	93,282,180	25.000	2,332,055				
DUS Metro No 3 (6)	9,470,730	27.639	261,762				
DUS Metro No 4 (7)	6,692,810	15.000	100,392				
Ebert Metro	114,143,640	58.040	6,624,897				
Ebert Metro (debt)	3,711,960	34.440	127,840				
Fairlake Metro	28,708,440	8.314	238,682				
Federal Boulevard BID	6,909,890	10.000	69,099				
First Creek Village Metro	4,040,700	82.917	335,043				
Five Points BID (13)	15,256,680	10.000	152,567				
Gateway Regional Metro	89,389,450	16.000	1,430,231				
Gateway Village GID	27,993,980	20.000	559,880				
Goldsmith Metro	335,534,290	8.500	2,852,041				
Greenwood Metro	1,792,140	2.000	3,584				
GVR Metro	133,104,590	20.094	2,674,604				
Holly Hills Water /Sanitation	29,281,560	2.716	79,529				
Midtown Metro	5,455,310	30.000	163,659				
Mile High Business Center Metro	26,566,800	30.000	797,004				
North Washington Street Water/Sanitation	6,947,730	0.860	5,975				
Old South Gaylord BID	11,031,480	4.166	45,957				
RINo BID (8 & 10)	286,295,280	4.000	1,145,181				
RINo GID (9 & 11)	161,181,020	4.000	644,724				
Sand Creek Metro	36,756,190	27.500	1,010,795				
Sand Creek Metro (debt)	14,435,470	16.000	230,968				
SBC Metro (1)	91,961,210	35.000	3,218,642				
Section 14 Metro	9,315,930	23.669	220,499				
Section 14 Metro (debt -Raccoon Creek)	3,592,890	16.150	58,025				
Section 14 Metro (debt-Fairmark)	4,598,240	5.819	26,757				
Sheridan Sanitation No. 2	630,710	0.490	309				

- (1) \$2,990,385 of the tax for SBC Metro is distributed to Stapleton TIF
- (2) \$29,649,759 of the tax for Westerly Creek Metro is distributed to Stapleton TIF
- (3) \$11,577 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA
- (4) \$5,080,592 of the tax for Central Platte Valley is distributed to Denver Union Station DDA
- (5) \$1,930,730 of the tax for DUS Metro No 2 is distributed to Denver Union Station DDA
- (6) \$216,714 of the tax for DUS Metro No 3 is distributed to Denver Union Station DDA
- (7) \$833,115 of the tax for DUS Metro No 4 is distributed to Denver Union Station DDA
- (8) \$3,483 of the tax for RINo BID is distributed to Ironworks Foundry TIF (Phase I)
- (9) \$3,483 of the tax for RINo GID is distributed to Ironworks Foundry TIF (Phase I)
- (10) \$27,044 of the tax for RINo BID is distributed to Ironworks Foundry TIF (Phase II)
- (11) \$27,044 of the tax for RINo GID is distributed to Ironworks Foundry TIF (Phase II)
- (12) \$781,386 of the tax for Sloan's Lake Metro District 2 is distributed to Saint Anthony TIF
- (13) \$4,673 of the tax for Five Points BID is distributed to 2560 Welton St. TIF
- (14) \$467,389 of the tax for 9th Ave Metro District 2 is distributed to 9th Ave TIF
- (15) \$80,370 of the tax for 9th Ave Metro District 3 is distributed to 9th Ave TIF

Tax Increment Finance Districts

District	Base	Increment
101 Broadway	881,840	0
Broadway & I-25	5,600,820	831,390
Colorado National Bank	1,241,045	12,820,055
Denver Union Station DDA	57,349,717	275,903,893
Emily Griffith	0	7,338,900
Executive Tower Hotel	3,840,308	21,720,342
Globeville Commercial	698,470	246,270
Highland's Garden	2,835,973	13,442,857
Ironworks Foundry Phase I	516,851	870,909
Ironworks Foundry Phase II	525,828	6,761,682
Marycrest	0	2,340,070
Mercantile Square	6,167,737	2,413,743
Northeast Park Hill	6,266,570	5,716,110
Point Urban	0	1,427,000
Saint Anthony	978,145	18,884,105
Stapleton	48,305,499	632,847,581
York Street	0	9,282,860
9th Avenue	0	16,622,260
9th & Colorado	0	7,065,380
414 14th Street	0	2,331,830
2300 Welton	738,950	1,720,120
2460 Welton	89,283	2,161,337
2560 Welton	135,840	1,832,540
2801 Welton	120,760	121,050
Total	\$ 136,293,636	\$ 1,044,702,284

General Information

Summary of Levies and Taxes

	Mill Levy		Tax Revenue
City & County of Denver			
General Fund	9.922	\$	177,853,180
Bond Principal	7.000		125,475,938
Bond Interest	1.433		25,686,717
Social Services	3.374		60,479,402
Developmentally Disabled	1.009		18,086,460
Fire Pension	1.183		21,205,434
Police Pension	1.411		25,292,364
Capital Maintenance	2.525		45,260,963
Affordable Housing	0.444		7,958,760
Total	28.301	\$	507,299,218
School District #1			
General Fund	38.676	\$	693,272,484
Bond Redemption	9.568		171,507,682
Total	48.244	\$	864,780,166
Urban Drainage & Flood Control District	0.820	\$	14,698,610
Total General Taxes	77.365	\$	1,386,777,994
Total Special District Taxes			83,214,730
Grand Total of All Taxes		\$	1,469,992,724
Taxes Distributed to DURA			
Denver Urban Renewal Authority		\$	58,593,607
Tax Distributed to DDA			
Denver Downtown Development Authority		\$	21,317,611

2019 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 3—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 2018, the State approved the following assessment rates:

Residential Property.....	7.20%
Natural Resources.....	87.50%
Non-residential.....	29.00%

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 2019 must be paid by February 28th 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

Abstract of Assessment And Summary of Levies

City & County of Denver Colorado



DENVER[®]
THE MILE HIGH CITY

2018

Total
Assessed Valuation
\$17,925,134,030

Michael B. Hancock
Mayor

Keith A. Erffmeyer
Assessor