

General Information

Abstract of Assessment And Summary of Levies

City & County of Denver Colorado



DENVER
THE MILE HIGH CITY

2019

Total
Assessed Valuation
\$22,108,001,450

Michael B. Hancock
Mayor

Keith A. Erffmeyer
Assessor

Summary of Levies and Taxes

Calculations based on net assessed valuation of
\$20,722,174,107 (total assessed valuation less TIF increment)

	Mill Levy	Tax Revenue
City & County of Denver		
General Fund	7.451	\$ 154,400,919
Bond Principal	4.500	93,249,783
Bond Interest	2.000	41,444,348
Social Services	2.479	51,370,270
Developmentally Disabled	1.011	20,950,118
Fire Pension	1.042	21,592,505
Police Pension	1.243	25,757,662
Capital Maintenance	2.528	52,385,656
Capital Improvements	1.809	37,486,413
Affordable Housing	0.392	8,123,092
Total	24.455	\$ 506,760,768
School District #1		
General Fund	37.096	\$ 768,709,771
Bond Redemption	9.568	198,268,762
Total	46.664	\$ 966,979,533
Urban Drainage & Flood Control District	0.997	\$ 20,660,008
Total General Taxes	72.116	\$ 1,494,400,308
Total Special District Taxes		105,804,023
Grand Total of All Taxes		\$ 1,600,204,331
Taxes Distributed to DURA		
Denver Urban Renewal Authority		\$ 67,989,742
Tax Distributed to DDA		
Denver Downtown Development Authority		\$ 30,899,728

2020 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 2019, 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 2020 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

2019 Abstract of Assessment

	Total Assessed Value	Total Actual Value
Vacant Land		
Residential	\$ 78,081,720	\$ 1,092,052,028
Commercial	168,433,270	580,804,379
Industrial	20,877,280	71,990,621
Agricultural	132,800	457,931
All Others	84,684,500	292,015,517
Total	\$ 352,209,570	\$ 2,037,320,476
Residential		
Single Family	\$ 5,904,943,110	\$ 82,586,616,923
Condominiums	1,038,215,220	14,520,492,587
Duplexes/Triplexes	138,029,190	1,930,478,182
Multi Unit (4 to 8)	69,931,010	978,056,084
Multi Unit (9 & up)	1,800,326,390	25,179,390,070
Manufactured Homes	733,590	10,260,000
Partial Exempt	5,360,230	74,968,252
Total	\$ 8,957,538,740	\$ 125,280,262,098
Commercial		
Merchandising	\$ 1,532,046,540	\$ 5,282,919,103
Lodging	867,042,420	2,989,801,448
Offices	4,756,853,070	16,402,941,621
Recreation	196,721,530	678,350,103
Commercial Condos	238,041,310	820,832,103
Possessory Interest	55,037,770	189,785,414
Special Purpose	1,141,743,420	3,937,046,276
Warehouses	1,839,003,100	6,341,390,000
Partial Exempt	38,399,280	132,411,310
Total	\$ 10,664,888,440	\$ 36,775,477,379
Industrial		
Manufacturing	\$ 230,237,990	\$ 793,924,103
Total	\$ 230,237,990	\$ 793,924,103
Personal Property		
Residential	\$ 24,259,090	\$ 83,652,034
Commercial	852,550,900	2,939,830,690
Industrial	109,813,610	378,667,621
Renewable Energy	2,302,610	7,940,034
Total	\$ 988,926,210	\$ 3,410,090,379
Natural Resources		
Prod. Oil & Gas	\$ 0	\$ 0
Total	\$ 0	\$ 0
State Assessed	\$ 914,200,500	\$ 3,152,415,517
Grand Total	\$ 22,108,001,450	\$ 171,449,489,953

Exempt Properties	Total Assessed	Total Actual
Federal Government	\$ 199,766,210	\$ 688,849,000
State Government	438,200,150	1,522,848,015
County Government	2,078,050,630	8,660,409,915
Political Subdivision	1,597,674,050	5,512,093,449
Religious Entities	307,476,450	1,159,966,430
Private Schools	307,959,620	1,120,171,908
Charitable Entities	480,725,610	2,403,251,419
All Others	312,586,740	1,816,172,310
Total	\$ 5,722,439,460	\$ 22,883,762,447

Special Taxing Districts

	Assessed	Mill	Tax				
9th Ave Metro No 2 (14)	11,912,930	30.000	357,388	South Sloan's Lake Metro No 2 (12)	26,498,200	36.917	978,234
9th Ave Metro No 3 (15)	12,935,780	11.133	144,014	Southeast Public Improvement Metro	434,723,850	2.000	869,448
Adams County/North Washington Fire	10,925,450	16.594	181,297	Town Center Metro	339,540	58.319	19,802
Aviation Station Metro No 2	7,002,390	60.000	420,143	Town Center Metro Subdistrict No 1	7,950,310	55.664	442,546
Aviation Station Metro No 3	3,270,270	64.191	209,922	Town Center Metro Subdistrict No 2	12,593,430	55.664	701,001
Aviation Station Metro No 5	423,520	10.000	4,235	Town Center Metro Subdistrict No 3	3,746,050	50.000	187,303
Belleview Station Metro No 2	63,476,360	51.051	3,240,532	Town Center Metro Subdistrict No 4	2,829,230	55.664	157,486
Bluebird BID	15,292,080	10.000	152,921	Valley Sanitation	20,257,090	2.372	48,050
Broadway Park North Metro No 2	29,432,740	35.000	1,030,146	Westerly Creek Metro (2)	682,101,270	59.811	40,797,159
Broadway Park North Metro No 3	4,906,000	16.132	79,144	West Lot Metro No 1	30	37.250	1
Bowles Metro	34,858,620	42.000	1,464,062	West Lot Metro No 2	30	60.000	2
Broadway Station Metro No 2 (16)	11,544,340	41.000	473,318	Total			\$ 105,804,023
Broadway Station Metro No 3 (17)	5,403,880	46.000	248,578	(1) \$1,395,831 of the tax for SBC Metro is distributed to Stapleton TIF			
CCP Metro No 1 (18)	5,215,070	47.000	245,108	(2) \$38,019,982 of the tax for Westerly Creek Metro is distributed to Stapleton TIF			
Central Platte Valley Metro (4)	387,729,000	20.000	7,754,580	(3) \$11,794 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA			
Central Platte Valley Metro (debt)	92,142,470	8.000	737,140	(4) \$5,774,561 of the tax for Central Platte Valley is distributed to Denver Union Station DDA			
Cherry Creek North BID	405,503,140	15.142	6,140,129	(5) \$1,970,614 of the tax for DUS Metro No 2 is distributed to Denver Union Station DDA			
Cherry Creek Subarea BID (3)	122,359,540	0.122	14,928	(6) \$117,743 of the tax for DUS Metro No 3 is distributed to Denver Union Station DDA			
Clear Creek Valley Water/Sanitation	790,860	2.281	1,804	(7) \$87,210 of the tax for Market Station No 1 is distributed to Denver Union Station DDA			
Colfax BID	88,632,320	10.100	895,186	(8) \$5,169 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)			
Colo. Int. Center Metro No 13	5,570	81.797	456	(9) \$5,169 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)			
Colo. Int. Center Metro No 14	38,524,300	75.000	2,889,323	(10) \$31,620 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)			
Denargo Market Metro No 2	25,546,900	41.209	1,052,762	(11) \$36,620 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)			
Denver Connection West Metro	10,862,230	55.664	604,635	(12) \$939,352 of the tax for South Sloan's Lake Metro No 2 is distributed to Saint Anthony TIF			
Denver Gateway Center Metro	8,605,740	50.000	430,287	(13) \$13,147 of the tax for Five Points BID is distributed to 2560 Welton St. TIF			
Denver Gateway Meadows Metro	12,870	50.000	644	(14) \$357,388 of the tax for 9th Ave Metro No 2 is distributed to 9th Ave TIF			
Denver High Point at DIA Metro	14,060	15.000	211	(15) \$144,014 of the tax for 9th Ave Metro No 3 is distributed to 9th Ave TIF			
Denver Intl. Business Center Metro No 1	44,283,380	47.000	2,081,319	(16) \$237,430 of the tax for Broadway Station No 2 is distributed to the Broadway and I-25 TIF			
DUS Metro No 2 (5)	130,073,550	24.698	3,212,557	(17) \$124,694 of the tax for Broadway Station No 3 is distributed to the Broadway and I-25 TIF			
DUS Metro No 3 (6)	7,051,330	24.698	174,154	(18) \$115,786 of the tax for CCP Metro No 1 is distributed to the Globeville Commercial TIF			
Ebert Metro	133,037,250	58.319	7,758,599	(19) \$1,838 of the tax for Five Points BID is distributed to 2801 Welton St. TIF			
Ebert Metro (debt)	9,528,890	33.828	322,343	(20) \$4,485 of the tax for Five Points BID is distributed to the Point Urban TIF			
Fairlake Metro	33,198,760	6.967	231,296	(21) \$3,391 of the tax for Five Points BID is distributed to the 2460 Welton St. TIF			
Federal Boulevard BID	10,516,440	10.000	105,164				
First Creek Village Metro	9,715,330	75.664	735,101				
Five Points BID (13, 19, 20, 21)	24,036,810	10.000	240,368	District	Base	Increment	
Gateway Regional Metro	132,455,990	16.000	2,119,296	101 Broadway	709,920	0	
Gateway Village GID	32,766,700	20.000	655,334	Broadway & I-25	8,447,427	8,502,693	
Goldsmith Metro	431,346,830	7.500	3,235,101	Colorado National Bank	1,329,485	13,733,645	
Greenwood Metro	1,908,790	3.400	6,490	Denver Union Station DDA	77,857,792	429,371,458	
GVR Metro	135,450,160	20.094	2,721,736	Emily Griffith	0	7,716,190	
Holly Hills Water /Sanitation	34,818,240	2.716	94,566	Globeville Commercial	2,752,027	2,463,973	
Market Station Metro No 1 (7)	6,868,250	15.000	103,024	Highland's Garden	3,107,605	14,752,125	
Midtown Metro	12,003,270	30.000	360,098	Ironworks Foundry Phase I	797,016	1,342,994	
Mile High Business Center Metro	31,341,390	26.391	827,131	Ironworks Foundry Phase II	541,519	7,911,201	
North Washington Street Water/Sanitation	10,925,450	0.785	8,576	Marycrest	0	7,060,800	
Old South Gaylord BID	12,340,980	3.929	48,488	Mercantile Square	11,287,168	4,472,322	
RiNo BID (8 & 10)	441,594,290	4.000	1,766,377	Northeast Park Hill	7,565,735	7,091,055	
RiNo GID (9 & 11)	234,973,250	4.000	939,893	Point Urban	0	2,044,990	
River Mile Metro No 2	5,208,950	40.000	208,358	Saint Anthony	1,056,595	25,525,955	
River Mile Metro No 3	1,539,790	60.000	92,387	Stapleton	58,059,476	794,843,364	
Sand Creek Metro	48,594,240	24.250	1,178,410	York Street	0	13,919,980	
Sand Creek Metro (debt)	17,369,470	16.000	277,912	9th Avenue	0	24,853,220	
SBC Metro (1)	106,984,980	29.000	3,102,564	9th & Colorado	0	9,252,420	
Section 14 Metro	11,162,300	20.000	223,246	414 14th Street	0	2,706,180	
Sheridan Sanitation No. 2	500,280	0.425	213	2300 Welton	750,892	1,762,218	
				2460 Welton	95,284	2,306,606	
				2560 Welton	133,312	4,010,178	
				2801 Welton	183,335	183,775	
				Total	\$ 174,674,588	\$ 1,385,827,342	