



Toby Damisch
Douglas County Assessor

Why Property Taxes?

- ▶ Property tax is a stable and resilient revenue source for local government.
- ▶ Property tax assures taxpayers participation in the costs of local government.
- ▶ In Douglas County, property tax funds almost 45% of the County budget.
- ▶ Taxes equally, but with safety nets available.
- ▶ Provides for local control in Colorado, thus far.
- ▶ Allows citizens a voice in services provided.

Why an Assessor's Office?

- ▶ Statutory position created in the Constitution to support funding of public services
- ▶ In 1876, property tax was the primary revenue source for both state and local government
- ▶ Colorado's property tax system is structured and regulated by state law, but it is administered at the county level
- ▶ Role of the Assessor:
 - ▶ Discover
 - ▶ List
 - ▶ Classify
 - ▶ Value...
 - ▶ ...all real and business personal property
- ▶ All property is taxable unless specifically exempted by the constitution or statute

Assessor Duties vs Treasurer Duties

County Assessor

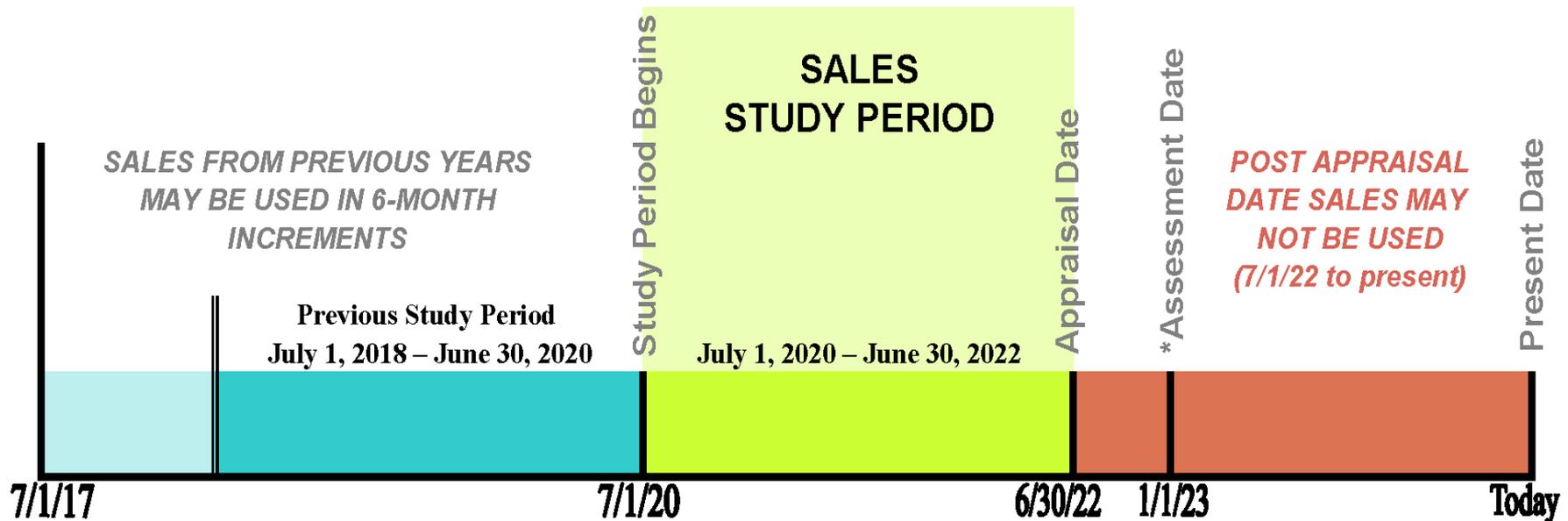
- ▶ Categorize property according to class and subclass
- ▶ Property is classified and valued based on its use as of the Assessment Date
- ▶ Estimate the "actual", or market value, of all property in the county
- ▶ Three appraisal methods or approaches to value
- ▶ Applies Assessment Rates provided by State of Colorado
- ▶ Applies Mill Levies provided by each taxing entity
- ▶ Calculates taxes
- ▶ Delivers data to County Treasurer

County Treasurer

- ▶ Receives value, class and estimated tax from the County Assessor
- ▶ Processes the Tax Warrant and calculates taxes due
- ▶ Send Tax Notices to property owners, banks, escrows and their agents
- ▶ Receives and processes tax payments
- ▶ Manages past due taxes and holds tax lien sales
- ▶ Delivers tax revenue to the taxing districts
- ▶ Invests revenue for the county tax authority

2023-2024 Sales Study Period

2023 / 2024 Valuation Study Period *Appraisal Date June 30, 2022*



**POST APPRAISAL
DATE SALES MAY
NOT BE USED
(7/1/22 to present)**

* Values are based on condition and level of property completion as of the Jan. 1 Assessment date.

How To Calculate Taxes

Actual Value X
Assessment Rate
= Assessed Value

Assessed Value X
Mill Levy/1,000 =
Taxes

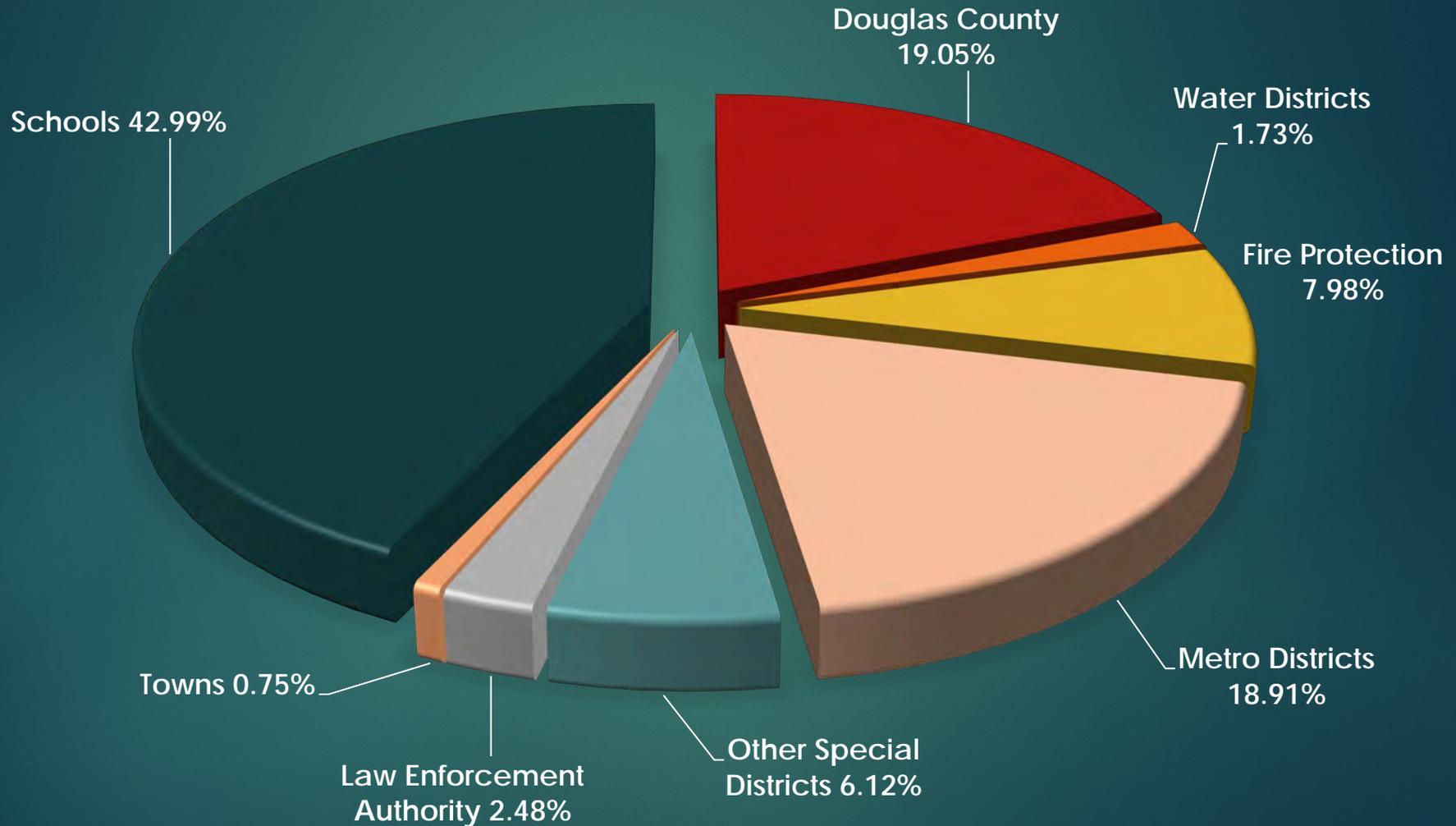
For Example...

<u>2022</u> Actual Value	<u>635,748</u>
Assessment Rate	<u>6.95%</u>
Assessed Value	44,180
Total Mill Levy	135.336
Estimated Taxes	<u>5,979</u>

<u>2023</u> Actual Value	<u>980,000</u>
Assessment Rate	<u>6.765%</u>
Assessed Value	66,150
Total Mill Levy	135.336
Estimated Taxes	<u>8,952</u>



Where Does Your Money Go?



Taxpayer Bill of Rights (TABOR)

- ▶ 1992 TABOR passed
- ▶ Four Basic Restrictions on taxation and spending:
 - ▶ Mill Levy
 - ▶ Tax Revenue
 - ▶ Spending
 - ▶ Assessment Rate
- ▶ Specifies the Market Approach for all Residential Property

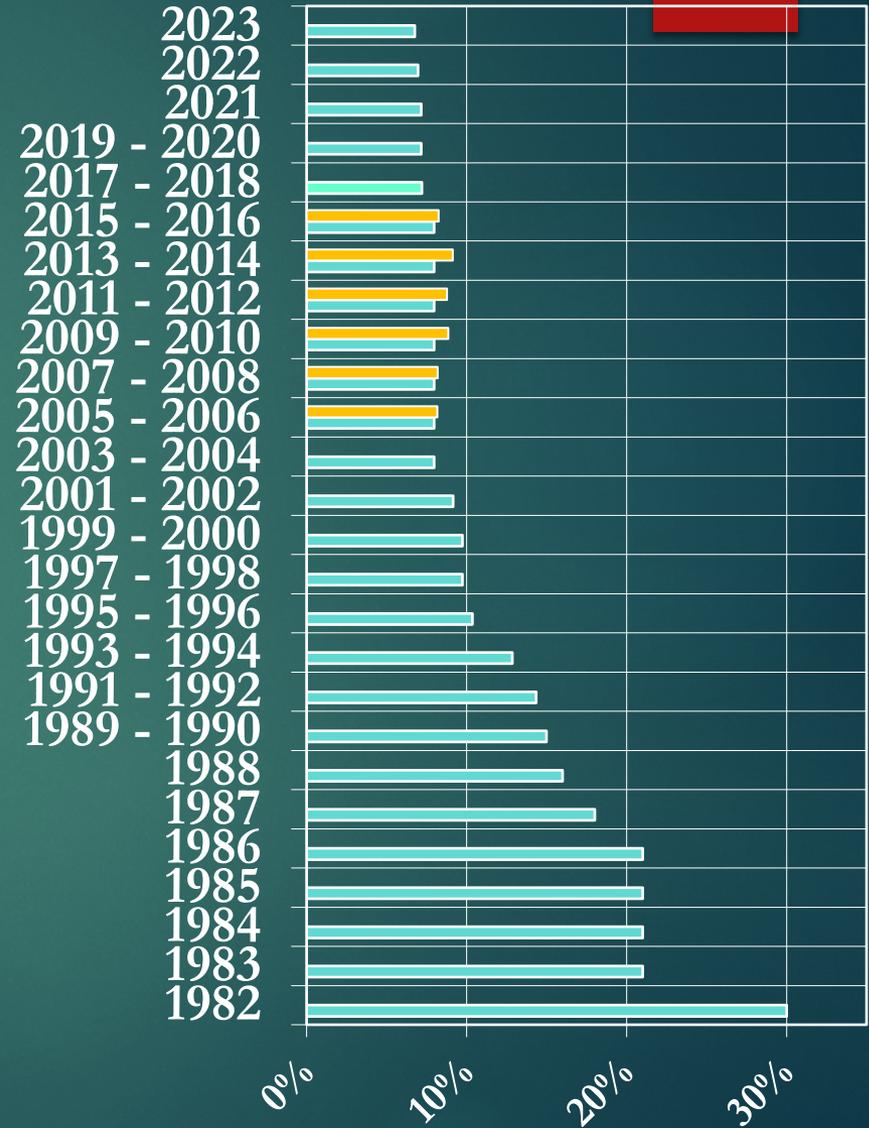
Gallagher Amendment



- ▶ Voters repealed portions of the Gallagher Amendment in 2020
- ▶ Assessment rates are now in the hands of the state legislature!
- ▶ Senate Bills 21-293 & 22-238 will temporarily reduce the RAR in 2022 and 2023 by small amounts
- ▶ Exactly zero help for commercial property owners in 2022 & slightly reduces rate for 2023 and 2024.

What is the Residential Assessment Rate??

- Established in 1982 by the Gallagher Amd.
- Created a “floating rate” for residential property
- Rate was re-calculated every two years
- Stabilize revenue from residential property (45% / 55% split)
- **All** other property assessed at 29%



Valuation Rules

- ▶ Reappraise every two years in odd numbered years
- ▶ Appraisal date defined as the June 30 preceding the reappraisal year
 - ▶ For 2023, appraisal date is June 30, 2022
- ▶ The level of value based on the Appraisal Date is maintained for two years
- ▶ Residential Property is valued using the Market Approach only
 - ▶ at 100% of Market Value
- ▶ The three Approaches to Value must be considered for all other property types

Valuation Rules

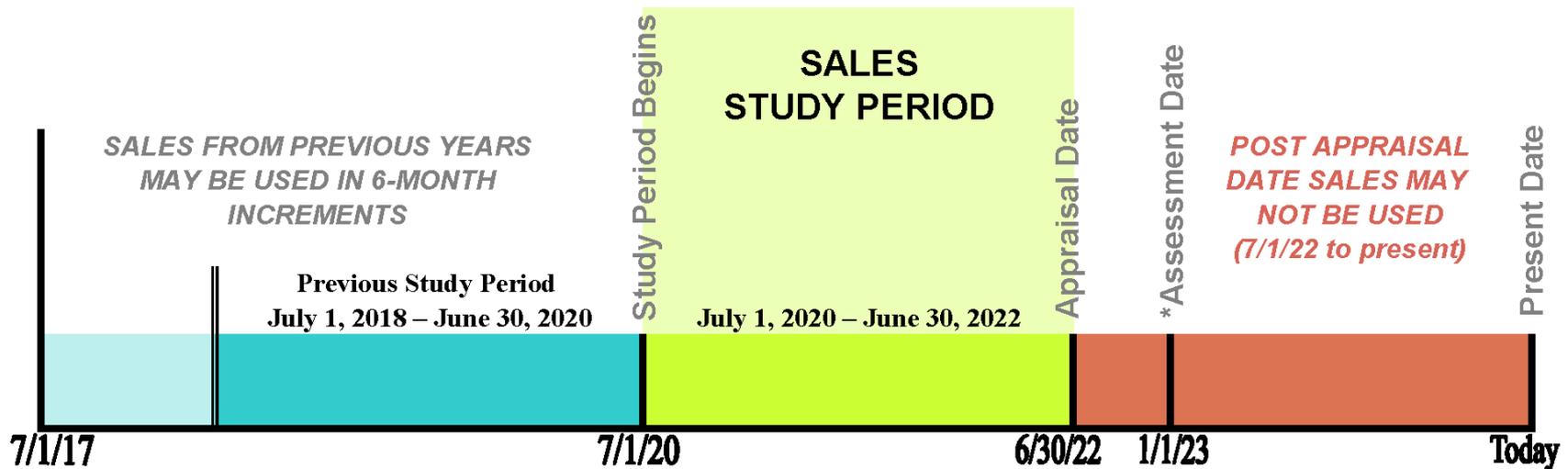


- ▶ Sales from the statutory 18 month Study Period are used for valuation, but we can go back in 6-month increments for additional sales
- ▶ Required to evaluate sales in period for appreciation/depreciation and apply adjustments as appropriate
- ▶ Approximately 22,000 residential sales county-wide are being evaluated for the 2023 Reappraisal effort
- ▶ Prior value is not a consideration in valuation analysis; however, we do review extreme increases.

2023-2024 Sales Study Period

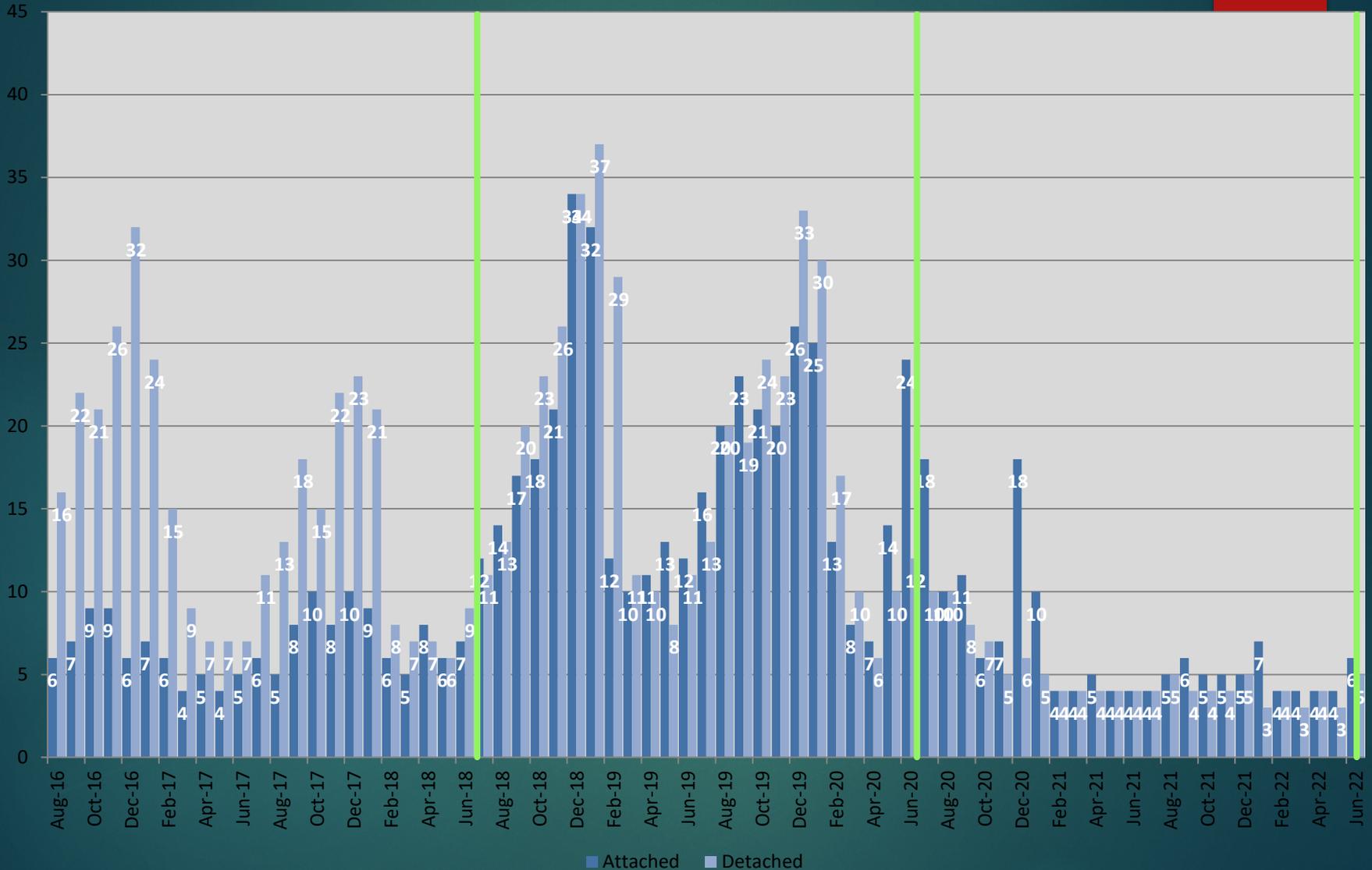


2023 / 2024 Valuation Study Period *Appraisal Date June 30, 2022*

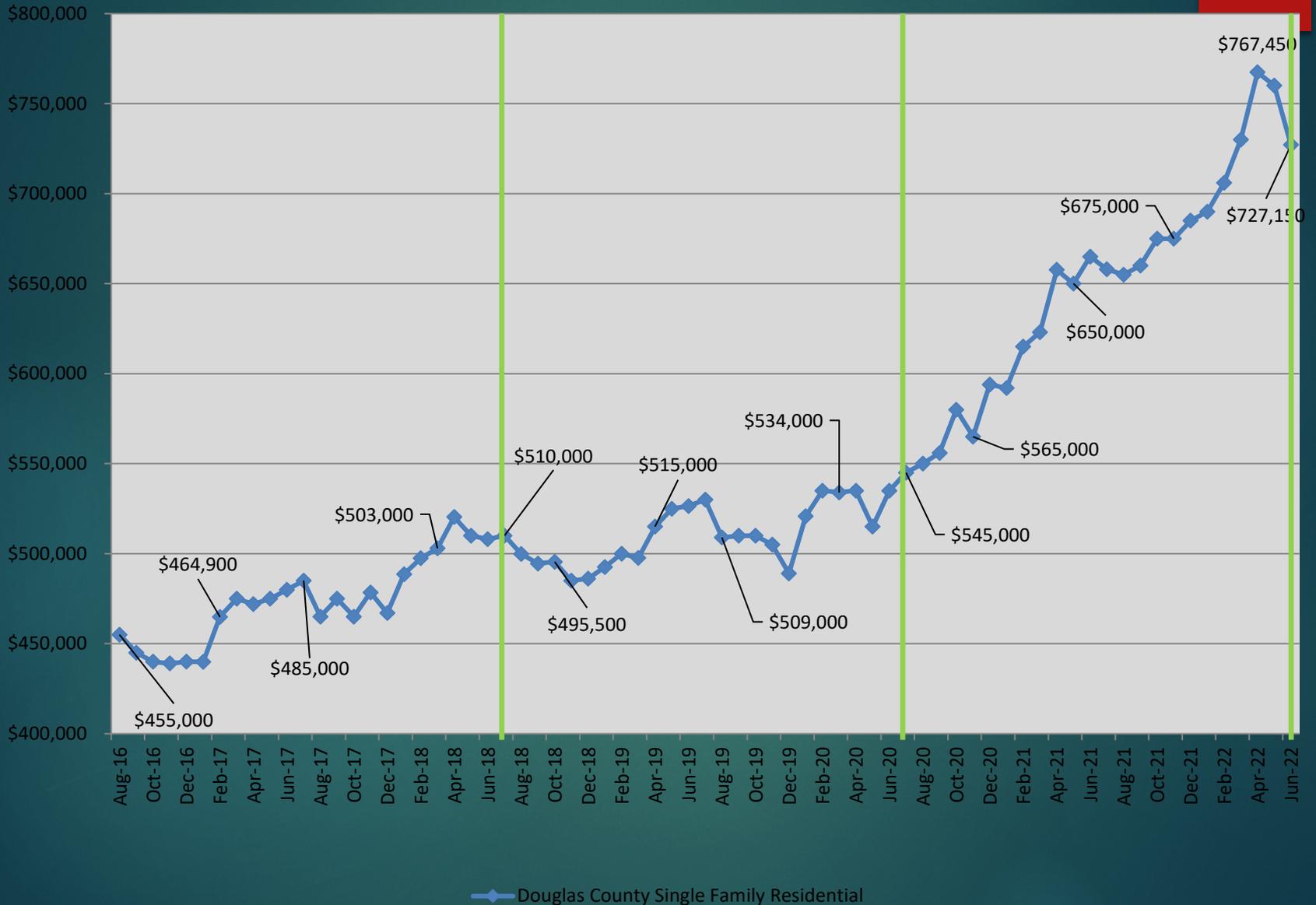


* Values are based on condition and level of property completion as of the Jan. 1 Assessment date.

Douglas County DOM by Property Type, 16-22



Douglas County Median Sale Price by Month



Highlands Ranch Reappraisal Summary

4,129
OF SALES

DIFFERENCE

48.56%
Median
11.96%
Min
663.01%
Max

SALE RATIO

0.999
Median
0.688
Min
1.529
Max
6.38
COD

TASP

\$784,781
Median
\$425,000
Min
\$6,564,000
Max

18,785
OF SALES

DIFF

48.45%
Median
-2.65%
Min
1861.53%
Max

SALE RATIO

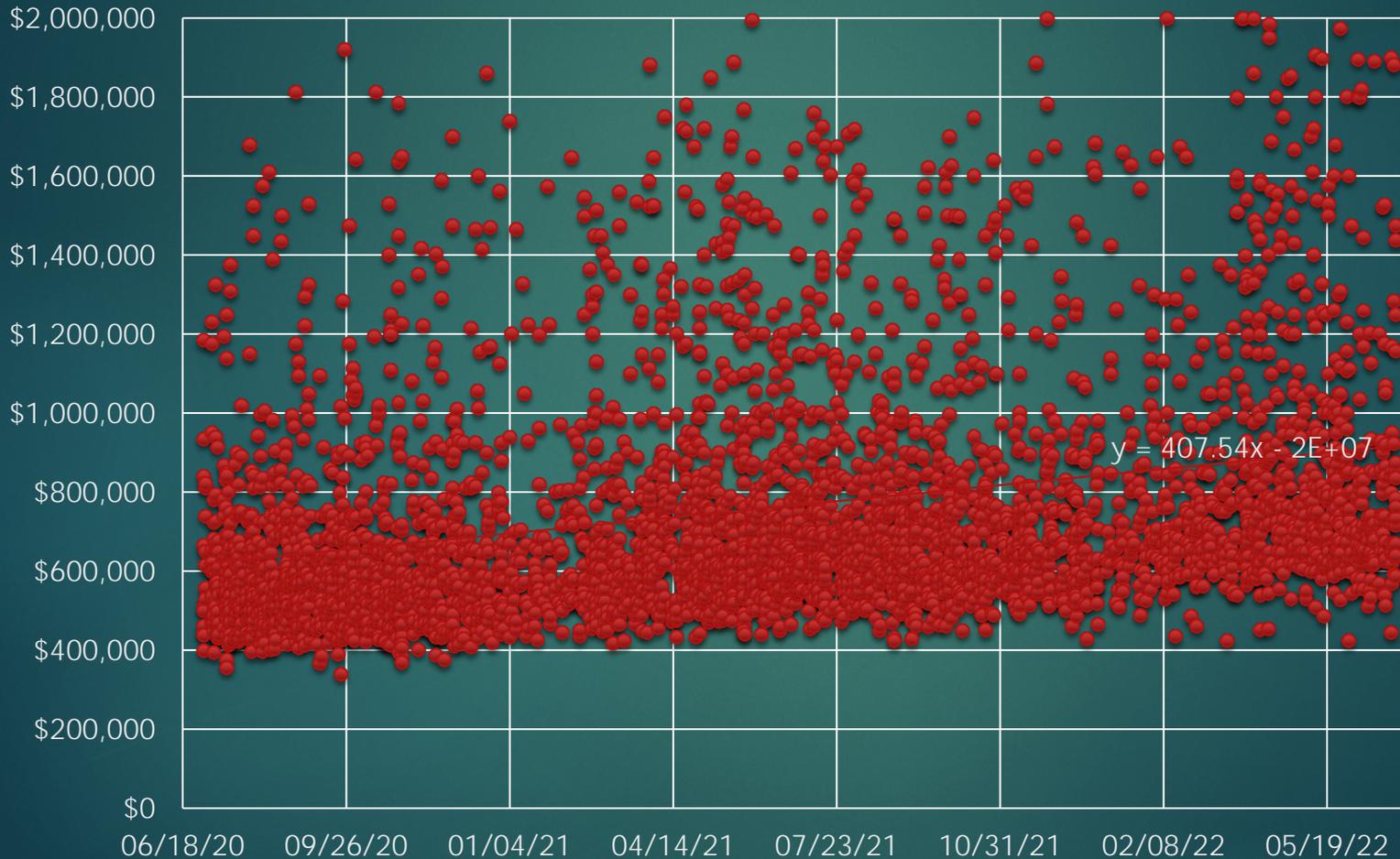
0.999
Median
0.590
Min
1.529
Max
6.23
COD

TASP

\$746,480
Median
\$330,000
Min
\$7,579,000
Max

Highlands Ranch Reappraisal Summary

Adjusted Sale Price



\$633,494
\$619,641
\$629,487
\$677,489
\$652,008
\$668,111
\$683,527
\$732,181
\$725,582
\$824,381
\$806,469
\$773,497
\$771,796
\$776,738
\$760,130
\$771,330
\$779,144
\$805,209
\$768,915
\$789,740
\$886,578
\$1,025,297
\$895,488
\$870,887

HRMD Abstract Summary Results

2022	Real Actual	Personal Actual	Real Assessed	Personal Assessed
Agricultural	294	0	80	0
Commercial	1,227,789,082	224,373,842	356,058,870	65,051,440
Exempt	1,024,637,937	19,807,029	291,408,630	5,500,610
Industrial	54,054,711	1,899,896	15,675,970	550,970
Natural Resources	38,466	0	11,140	0
Residential	18,951,835,550	0	1,315,057,480	0
State Assessed	7,624,676	147,646,144	2,211,200	42,817,400
Vacant Land	16,141,113	0	4,681,050	0
	21,282,121,829	393,726,911	1,985,104,420	113,920,420

2023	Real Actual	Personal Actual	Real Assessed	Personal Assessed
Agricultural	101	0	30	0
Commercial	1,466,072,729	214,976,237	409,034,300	59,968,500
Exempt	1,250,902,756	12,187,971	343,236,320	3,189,040
Industrial	60,860,158	1,895,691	16,980,050	528,900
Natural Resources	38,466	0	10,720	0
Residential	27,582,786,745	0	1,865,977,950	0
State Assessed	0	0	0	0
Vacant Land	11,005,200	0	3,070,510	0
	30,371,666,155	229,059,899	2,638,309,880	63,686,440

HRMD Real Actual Value Change

Real Actual Value	2021	2022	2023
Agricultural	294	294	101
Commercial	1,245,461,872	1,227,789,082	1,466,072,729
Exempt	997,684,045	1,024,637,937	1,250,902,756
Industrial	54,054,711	54,054,711	60,860,158
Natural Resources	38,466	38,466	38,466
Residential	18,926,395,066	18,951,835,550	27,582,786,745
State Assessed	5,703,125	7,624,676	-
Vacant Land	21,474,540	16,141,113	11,005,200
	21,250,812,119	21,282,121,829	30,371,666,155

HRMD 2023 New Construction

- ▶ Heritage Hills Metro District \$9,125,604.00 \$617,360.00 7
- ▶ Hess Ranch Metro District 4 \$55,766,598.00 \$3,772,650.00 157
- ▶ Hidden Pointe Metro District \$1,722,648.00 \$116,540.00 1
- ▶ High Prairie Farms Metro District \$33,119,487.00 \$2,240,550.00 44
- ▶ Highfield Metro District \$6,555,850.00 \$1,829,080.00 2
- ▶ Highlands Ranch Metro District \$77,194,201.00 \$7,094,200.00 153
- ▶ Hilltop Metro District \$1,441,410.00 \$97,510.00 4
- ▶ Horse Creek Metro District \$68,789.00 \$4,650.00 1
- ▶ Horseshoe Ridge Metro District 3 \$245,343.00 \$68,450.00 2
- ▶ Hunting Hill Metro District \$31,793,774.00 \$2,150,820.00 125

Post Appraisal Date

Single Family Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	912	593	- 35.0%	2,587	2,016	- 22.1%
Sold Listings	593	473	- 20.2%	1,926	1,575	- 18.2%
Median Sales Price*	\$775,000	\$715,000	- 7.7%	\$730,000	\$700,000	- 4.1%
Average Sales Price*	\$931,875	\$849,515	- 8.8%	\$872,556	\$826,941	- 5.2%
Percent of List Price Received*	106.0%	99.7%	- 5.9%	104.6%	99.1%	- 5.3%
Days on Market Until Sale	13	38	+ 192.3%	17	47	+ 176.5%
Inventory of Homes for Sale	660	639	- 3.2%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Notice of Valuation and Appeals

- ▶ In Colorado, Notice must be mailed by May 1 of each year
- ▶ Provides the taxpayers with parcel and valuation information
- ▶ Instructions on how to appeal included on all NOVs
- ▶ Appeals
 - ▶ Appeals begin at the Assessor Level from **May 1 through June 8**
 - ▶ Notice of Determination mailed on **August 15**
 - ▶ County Board of Equalization - **September 15**
 - ▶ Board of Assessment Appeals, Binding Arbitration or District Court – **December 1**

How to file an appeal online

- ▶ 1. Go to www.douglas.co.us/assessor or search Google for Douglas County Assessor.
- ▶ 2. In the property search box, enter your address, account number or owner name and select the correct property from the results.
- ▶ 3. This gets you to the property details page. This page will give you all of our information about the property including building and land data, tax authority information, historical and current values, sales history and documents such as current and historical NOV's and NOD's.
- ▶ 4. To find the sales from the study period in your neighborhood, select View Neighborhood Sales from under the ownership information. This tool will provide the sales used in the valuation model, which is the same data that our appraisers use to analyze the value when an appeal is filed. These are the sales you should consider when deciding whether to file an appeal, and to include with your petition.
- ▶ 5. Once you've decided to file an appeal, back on the Property Details page, click on Action and Links, select Appeals to get to your appeal options.
- ▶ 6. Select Online Appeals to get to our online appeals system and begin the process.

How to file an appeal online

7. In the search box, enter the address, owner name or account number of the property, and select the property from the results, which brings you to the appeal landing page.
8. From this page you can schedule a meeting with an appraiser (not an automatic appeal), file an online appeal, or launch our comps program.
9. Select File an Appeal, read the screen for information, and select Start Appeal.
10. On the Filer Details screen, enter your name, phone number and email address. The email address must be confirmed to move forward in the process. Only use the Agent Authorization if you are filing an appeal on someone else's behalf and have the right to do so. Click next to proceed.
11. On the Estimation screen, provide us with your opinion of value. This value should tell us what you could sell your home for in the spring of 2022.
12. Next, select your Reason for Appeal. You may select as many reasons as apply in your case, and make comments in the text boxes that appear under each reason when selected.

How to file an appeal online

- ▶ 13. Before proceeding, if you wish to provide comparable sales to our staff, select the View Similar Property Sales button and launch the Comper application.
- ▶ 14. Within Comper, save comps to your appeal by clicking the Add Comp star for every sale that you want to include. Be certain to select Save My Comparables before exiting the Comper app.
- ▶ 15. On the Supporting Documentation screen, you have the opportunity to upload up to five digital files for review by our staff. The max file size for each file is 20 mb. Click Next when complete.
- ▶ 16. The Summary screen lets you review your petitioner before submitting it. You can edit some of the information directly from this screen. Do not forget to click Submit Appeal before exiting! Alternately, you can go back and make edits to prior screens using the Back to button.
- ▶ 17. Once you submit your appeal, you will receive a confirmation screen and also confirmation email to the address provided.
- ▶ 18. Your appeal will be assigned to a staff appraiser who will review your entire submission and work significant additional analysis. We will render a decision later this summer and publish it my mail and online on August 15.

Major Mandatory Reporting

- ▶ Notices of Value to Property Owners - May 1
- ▶ Notices of Determination to Petitioners - August 15
- ▶ County Board of Equalization - September 15
- ▶ Abstract of Assessment - November 21
- ▶ Certification of Values to Tax Districts - December 10
- ▶ Tax Warrant to County Treasurer - January 1
- ▶ Treasurer Tax Bills – January
- ▶ Taxes Due - Spring

Mill Levy Certification

- ▶ No later than August 25 of each year, the Assessor shall certify to the various taxing districts the total valuation for assessment of all taxable property located within that district. CRS 39-5-128
- ▶ The Certification includes taxable Actual and Assessed, New Construction, Omitted and Abated, etc.
- ▶ The Assessor Re-Certifies values by December 10, but usually occurs by December 1.
- ▶ The Assessor will also notify each district of the requirement to officially certify the levy of the district to the BOCC no later than December 15. CRS 39-5-128
- ▶ Each local government shall adopt a budget. CRS 29-1-103
- ▶ No later than December 22 of each year, the BOCC shall be authorized to levy taxes and shall certify such levies to the assessor. CRS 39-1-111

Tax Notices

- ▶ As soon as practicable after January 1, the Treasurer shall mail or send notification to each person whose name appears on the tax list and warrant, a notice showing the total amount of taxes payable.
- ▶ The notice may be sent electronically.
- ▶ The notice must separately list the mill levies and taxes to be credited to each taxing district applicable to that property.
- ▶ The notice must show the actual and assessed value of the property.
- ▶ Failure of any person to receive such statement shall not preclude collection by the Treasurer of the amount of taxes due from and payable by such person.

Tax Collection

- ▶ Upon receipt of the tax list and warrant from the Assessor, the Treasurer shall proceed to collect the taxes therein levied. CRS 39-10-101
- ▶ All property taxes are due and payable on January 1 and become delinquent on June 16. CRS 39-10-102
- ▶ Full payment – due last day of April
- ▶ Installment payments – first half due last day of February, second half due June 15 (only if tax due is \$25 or more) CRS 39-10-104.5
- ▶ Interest on late payments accrues at a rate of 1% per month. Portions of months shall be counted as whole months. CRS 39-10-104.5
- ▶ The Treasurer may refrain from collecting any penalty, delinquent interest, or costs where the amount to be collected is \$50 or less. CRS 39-10-104.5(10)

Abatements

- ▶ The abatement process is used to correct taxes that have been levied erroneously or illegally due to erroneous valuation for assessment, irregularity in levying, clerical error, or overvaluation. CRS 39-10-114
- ▶ The law states that if the property value was protested for the year(s) in question and a Notice of Determination was issued, no abatement or refund of taxes shall be made on grounds of overvaluation.
- ▶ Abatements and refunds are limited by law to two years; during calendar year 2023, a petitioner may only request an abatement or refund for tax years 2021 and/or 2022.
- ▶ Property is valued based on the property's physical characteristics in place on January 1 of the valuation year in question.
- ▶ Assessor reviews petition and makes a recommendation to BOCC.
- ▶ The abatement process typically starts in the Assessor's office but may begin with the county admin.
- ▶ The County has six months (6) to act on abatement petitions including final approval by the BOCC.
- ▶ Refund: Return taxes that have already been paid
- ▶ Abate: Cancel or reduce tax owed
- ▶ Abatements forms exist in one-year and two-year formats.

Tax Policy and Legislative Updates - 2022

- ▶ HB22-1006 Child Care Center Property Tax Exemption
- ▶ HB22-1041 Privacy Protections For Protected Persons
- ▶ HB22-1205 Senior Housing Income Tax Credit
- ▶ HB22-1223 Mobile Home Property Tax Sales Notice And Exemption
- ▶ HB22-1242 Regulate Tiny Homes Manufacture Sale And Install
- ▶ HB22-1296 Residential Real Property Classification
- ▶ HB22-1301 Controlled Environmental Agricultural Facility As Agricultural
- ▶ HCR22-1003 Extend Homestead Exemption To Gold Star Spouses
- ▶ SB22-238 2023 And 2024 Property Tax

Tax Policy and Legislative Updates - 2023

- ▶ HB23-1052 Mod Prop Tax Exemption For Veterans With Disabilities
- ▶ HB23-1054 Property Valuation
- ▶ HB23-1180 County Commissioner Elections
- ▶ HB23-1184 Low-income Housing Property Tax Exemptions
- ▶ SB23-092 Agricultural Producers Use Of Agrivoltaics
- ▶ SB23-107 Senior And Veterans With Disabilities Property Tax Exemption
- ▶ SB23-108 Allowing Temporary Reductions In Property Tax Due
- ▶ SB23-303 Prop HH

SB 22-238



Class or Subclass	2022 assessment rate	2023 assessment rate	2024 assessment rate
Residential (not multi-family)	6.95%	6.765%	Recommended by DPT to Legislature
Residential Multi-family	6.8%	6.765%	6.8%
Improved Commercial	29%	27.9%	29%
All other Non-residential	29%	27.9%	29%
Ag and Renewable Energy (Real and Personal)	26.4%	NO CHANGE	NO CHANGE
Personal Property	29%	27.9%	29%

SB 23 303

- Reduce the Residential Assessment Rate (RAR) from 6.765% to 6.7% in 2023, from 6.976% to 6.7% in 2024; from 7.15% to 6.7% for owner occupied properties (not second homes or investment properties) and multi-family 2025-2032; and from 7.15% to 7.1% for non owner occupied properties 2025-2032
- Increase the residential reduction from \$15k to \$50k in 2023 and 2024 and continue the reduction for owner occupied properties and multi-family through 2032 (not second homes or investment properties)
- Extend the reduction in the non-RAR from 29% to 27.85% through 2026 and schedule further reductions to 27.65% in 2027, 26.9% in 2029 and 25.9% starting in 2031 if a growth trigger is met (bottom half of counties >3.7% value growth to offset the cut)

SB 23 303

- Let seniors who currently receive the Homestead Exemption receive a larger reduction of \$140,000 and allow them to continue to receive this reduction if they move (i.e. “portability”)
- Extend the reduction in the assessment rate for agricultural and properties used for renewable energy production from 29% to 26.4% and reduce it further to 21.9% for properties that meet both (agricultural and renewable energy production)
- This proposal imposes a new cap on the growth of property tax collections equal to the rate of inflation. The law allows the governing body of each district to override the cap in any year if they inform their property owners, hold a public hearing, and vote to retain revenue over the cap. This limitation does not apply to school districts or certain other voter-approved taxes.
- This proposal would authorize the state to keep a portion of the state TABOR surplus to backfill local governments and school districts. It would “de-bruce” an additional 1 percentage point annually (cap = inflation + population + 1%).

SB 23 303

Douglas County Estimate				Tax Increase over 2023 Paid Worst Case		Tax Increase over 2023 Paid Best Case	
	2023 Value	2024 Value	% Value Incr				
				\$40,000 Exemption			
Highlands Ranch	583,704	857,142	47%	\$ 1,103	30%	\$ 764	21%
Parker	530,268	794,397	50%	\$ 995	31%	\$ 715	22%
Keene Ranch	1,064,908	1,741,222	64%	\$ 2,680	44%	\$ 1,944	32%
				\$100,000 Exemption			
Highlands Ranch				\$ 806	22%	\$ 592	16%
Parker				\$ 718	23%	\$ 543	17%
Keene Ranch				\$ 2,421	40%	\$ 1,771	29%
				Worst Case:		Best Case:	
				Only DC at 8%		All districts except School District at 8%	

Assessor's Website and Tools



Contact the Assessor's Office

ASSESSOR HOME

HOMEOWNERS

TAXING AUTHORITIES

BUSINESS

LAND AND AGRICULTURE

ABOUT

ONLINE SERVICES

PROPERTY SEARCH

Property Search: Use the search below to search for Douglas County properties

All ▾ Search County Properties, e.g. '123 Main' or 'John Smith'

✕ 🔍 Sort by Best Match ▾

The Douglas County Assessor's Office makes no warranties, either expressed or implied, concerning the accuracy or completeness of the data presented on this website for any other use, and assumes no liability associated with the use of this data. By clicking on a result in the search, you acknowledge that you accept this disclaimer.

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Thank You!



Toby Damisch

Douglas County Assessor

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303-663-6203

- ▶ Our Web Page is updated daily!
www.douglas.co.us/assessor
- ▶ DCMaps – Mapping Tools with search and print capability.
- ▶ Email, phone or visit our office
assessors@douglas.co.us