

2015 REVALUATION

WHAT HAPPENED?

TAX IMPACT



ASSESSOR

Per state statute, the Assessor's Office discovers, lists, and classifies, for valuation, all property in Jefferson County to achieve a fair and equal value for property tax purposes.



There are 239,143 property schedules, of which 176,248 are single family residential.

March 7, 2016

Colorado Property Tax Valuation History

- 1876 Colorado became a state
- 1876 County Assessors, County Board of Equalization, and State Board of Equalization were created to assess at “full cash value”
- 1876 A portion of property tax went to the state
- 1876 State Board determined assessment inequalities existed
 - Overruled by Supreme Court
- 1899 State Board attempted to equalize assessments
 - Overruled by Supreme Court
- 1908 Assessors agreed to assess at 1/3rd of cash value
- 1911 Colorado Tax Commission was created
- 1914 Amendment was created to assess at “full cash value”
- 1921 State funds supported teacher salaries and the lower a counties tax base the more state funds received for schools
 - Incentive for lower assessments to increase state aid

Colorado Property Tax Valuation History

- 1952 Real estate manual and inventory of all taxable property were created
 - Resulted in 42.5% assessed value increase
- 1962 New amendment removed assessment at “true cash value”
- 1964 House Bill 1005 declared 6 factors for finding “actual value”
 - Counties had 3 years to assess property at 30% of “actual value”
- 1965 State revenue from property tax was eliminated
- 1970 House Bill 1053 created Division of Property Taxation and Board of Assessment Appeals
- 1975 Board of Equalization ordered residential, commercial, and industrial property be no lower than 20% of “actual value”
- 1976 House Bill 1025 declared 4 year reassessment cycle and, for one year, assessments be 22% of “actual value”
- 1977 House Bill 1452 temporarily created 5 year cycle and limited average sale prices to 85%
- 1982 HCR 1005 known as Amendment 1 was voted into the constitution by the taxpayers

1982 Constitutional Amendment 1

Out of concern for residential property owners paying more taxes overall, this was enacted in 1982.

- Requires an annual Legislative audit of all Colorado Assessor Offices' real and personal property values
- Exempts commercial inventory
- Exempts agricultural equipment
- Changes the make up of the State Board of Equalization
- Sets the assessment rate at 21% for residential property and 29% for all other property. This replaced the previous rate of 30% for all property.

At that time 45% of property tax revenue came from residential property, 55% from all other property.

The Gallagher Amendment

- Ensures the 45/55 percentage allocation remains constant
- The residential sector has grown much faster than all other properties, forcing the assessment rate to be adjusted to adhere to that percentage
- In 1983, the rate applied to residential property owners was 21%. By 2003, that rate had declined to 7.96%, where it remains

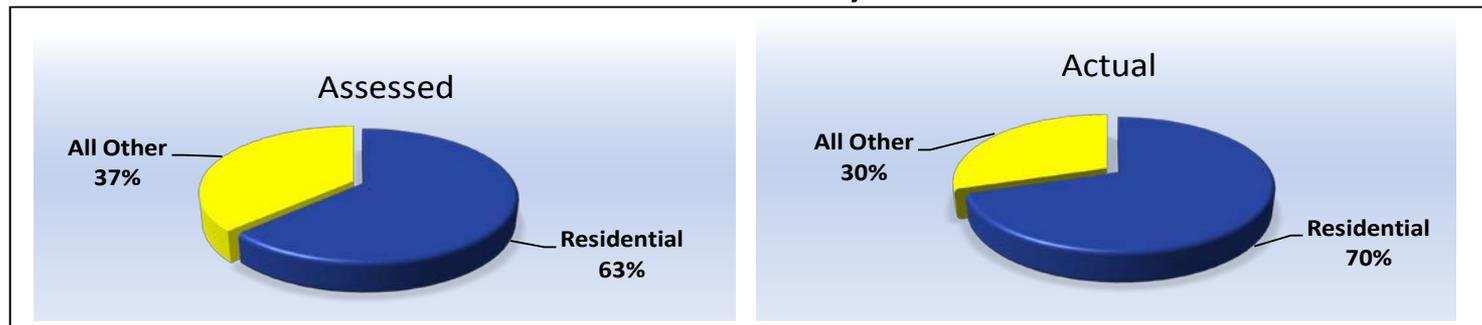
RESIDENTIAL ASSESSMENT RATE	
YEARS	RATE
Prior to 1983	30%
1983 – 1986	21%
1987	18%
1988	16%
1989 – 1990	15%
1991 – 1992	14.34%
1993 – 1994	12.86%
1995 – 1996	10.36%
1997 – 2000	9.74%
2001 – 2002	9.15%
2003 – 2014	7.96%

Jefferson County Residential percentage is historically higher than the 45% set in 1983

1983 Colorado Statewide Values



1983 Jefferson County Values



2015 Jefferson County Estimated Values



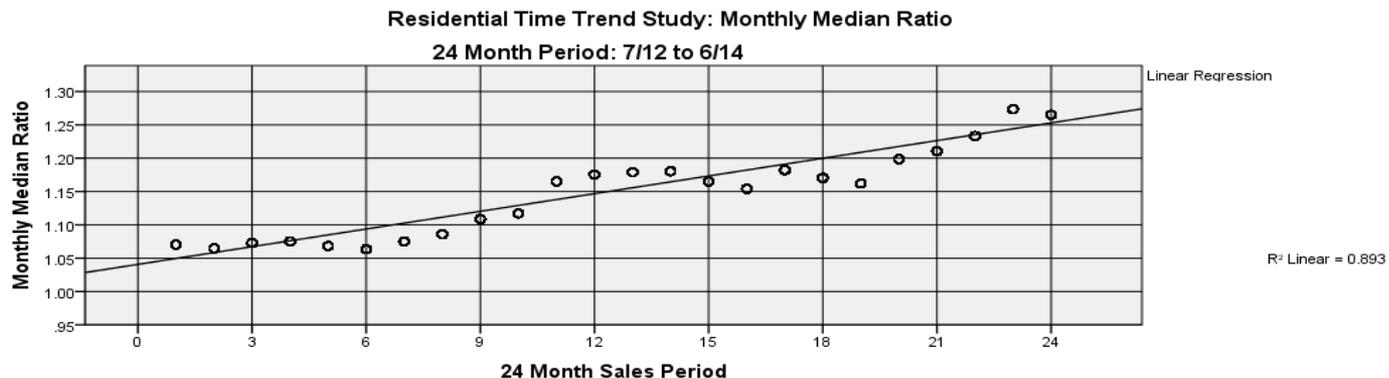
Mass Appraisal

The Assessor's Office is charged with assigning a value to every property in the county. Mass appraisal is the process that makes this possible. With over 200,000 properties and approximately 14,000 sales to analyze, it would be impossible to individually appraise every property. Colorado statutes [39-1-104 (10.2) (a) C.R.S.] require all county assessors to analyze sales data to see what differences, if any, there are between the market conditions at the time of a comparable sale and the valuation date. Commonly referred to as time trending, sales must be adjusted to the end of the data collection period.

TIME TRENDING

- Colorado Statutes have a specific time frame for the sales that can be used
- Parcels are valued with 24 months of sales
- Sales must be adjusted to the end of the data collection period
(for the 2015 revaluation this period is July 1, 2012 - June 30, 2014)

The chart below shows the graphic representation of the 24-month time frame. The line is the regression line and its “best fit” position. The black circles are the median sales ratio for each month.



Mass Appraisal

After time trending adjustments have been made, property is sorted into categories to create value models in order to value groups of similar properties.

VALUE MODELS

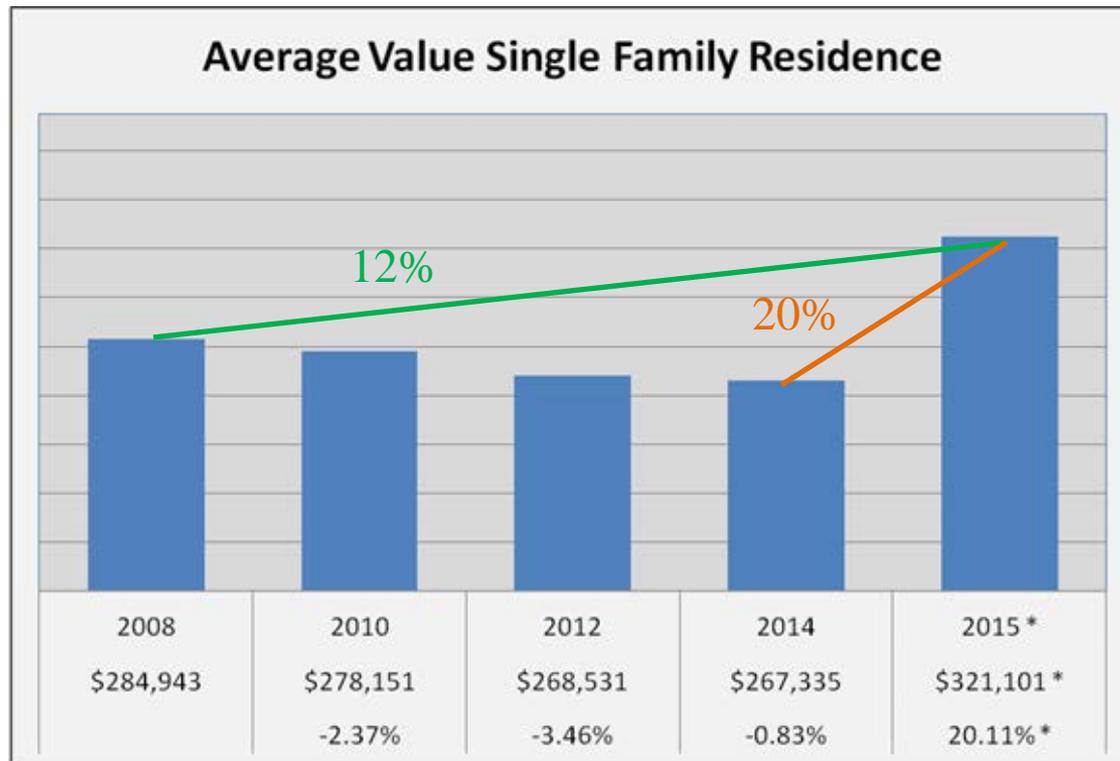
- Regional location or neighborhoods
- Property types
(ex: single family, condos, townhomes, and duplex/triplex)
- Property characteristics:
 - Quality
 - Living area size
 - Age of property
 - Bath type and count
 - Garage type and size
 - Basement type and size
 - Heating type

Once a value is assigned to all properties and the Assessor's office sends out Notices of Value to all county property owners – these notices are sent out by May 1st of each year.

Taxpayers can then protest their property values. At this point, the Assessor's office looks to the individual property that has been protested to find comparable sales particular to that property.

JEFFERSON COUNTY RESIDENTIAL PROPERTY VALUES INCREASE

- The average value of a single family residence rose approximately 20% between 2014 and 2015.
- The increase is a result of the change in the economy, a low inventory of residences and high demand for these properties.

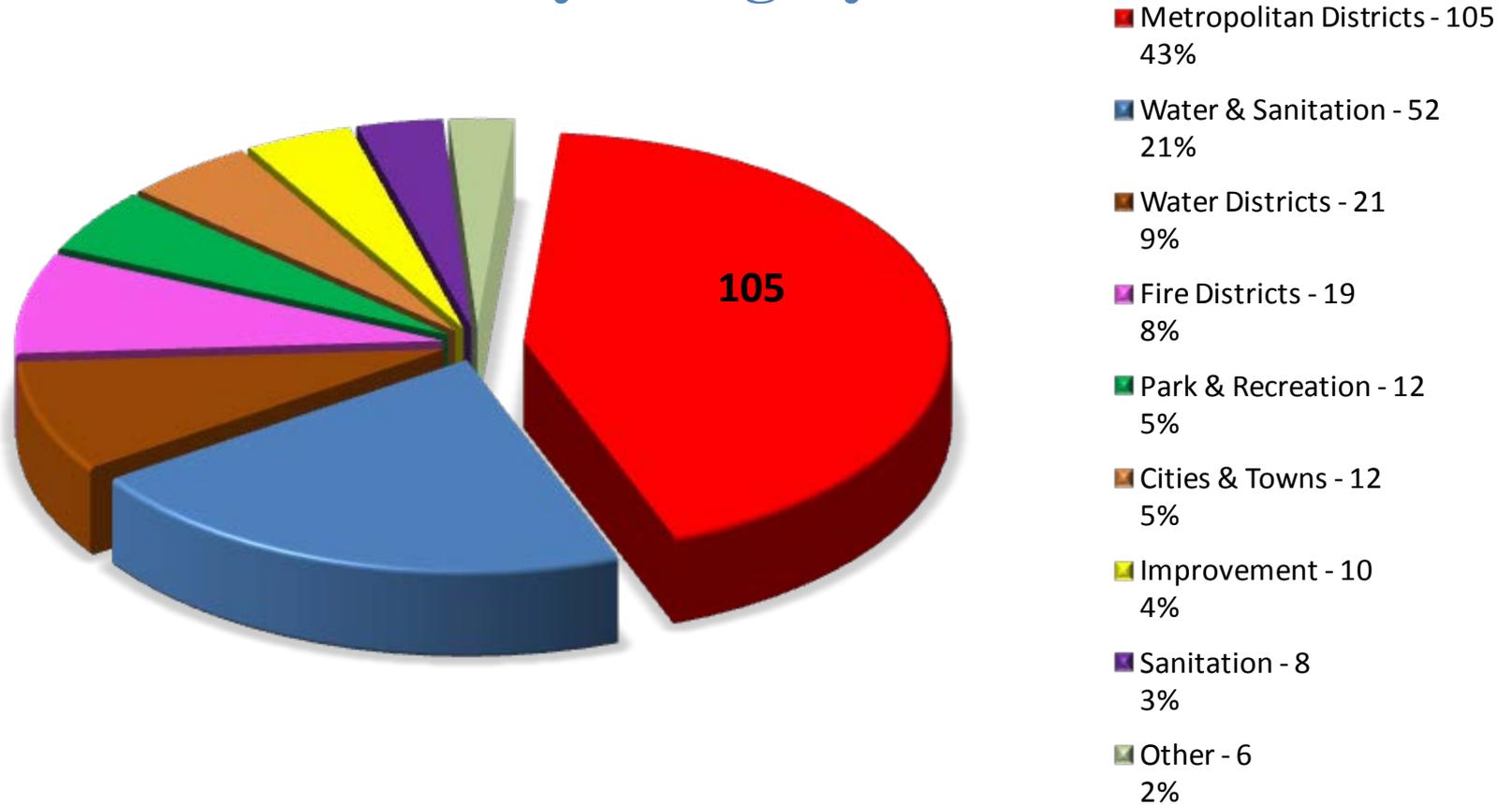


* Estimated

- The average value in 2015 increased only 12% since 2008.
- The 20% increase from last year does not mean that 2015 property taxes (payable in 2016) will rise 20 percent. The property tax increase will be limited to the increase allowed by state law.

BUDGET INCREASES HAVE CAPS DICTATED BY THE STATE OF COLORADO (CRS 29-1-301 (1) (a)) AND THE TAXPAYER BILL OF RIGHTS (TABOR) (Article X Section 20)

Jefferson County's 245 Special Districts by Category



No Tabor Adjustments for Metro Districts

COMPARISON OF TWO TAX DISTRICTS IN ARVADA

ACTUAL SINGLE FAMILY PROPERTIES				
	Home value:	\$247,070		\$247,575
	Assessed value:	\$ 19,667		\$ 19,707
	Mill levy:	153.747		101.247

<u>Taxing Authority</u>	<u>Mills</u>	<u>Tax</u>	<u>Mills</u>	<u>Tax</u>
ARVADA	4.310	\$84.76	4.310	\$84.94
ARVADA FIRE DIST	14.848	\$292.02	14.848	\$292.60
APEX PARK & REC DIST	5.378	\$105.76	5.378	\$105.98
URBAN DRAINAGE&FLOOD CONT DIST	0.632	\$12.42	0.632	\$12.46
URBAN DRAINAGE&FLOOD C SO PLAT	0.068	\$1.34	0.068	\$1.34
COUNTY	25.846	\$508.34	25.846	\$509.36
SCHOOL	50.165	\$986.58	50.165	\$988.58
LEYDEN ROCK METRO NO 2	46.250	\$909.60		
LEYDEN ROCK METRO NO 10	6.250	\$122.92		
TOTAL	153.747	\$3,023.74	101.247	\$1,995.26

Actual Value vs. Assessed Value

$$\text{Actual Value} \times \text{Assessment Rate} = \text{Assessed Value}$$

Property Type	Actual Value	Assessment Rate	Assessed Value
Residential <ul style="list-style-type: none">• residential improved• includes apartments	\$200,000	x 07.96%	\$15,920
All Other <ul style="list-style-type: none">• vacant land• commercial• industrial• personal property• agricultural	\$200,000	x 29.00%	\$58,000

How are Taxes Calculated?

- **Value** is determined by the Assessor
- **Budgets & Levies** are determined by the tax authorities
(County, Cities, Special Districts, School Districts, etc.)

$$\text{Assessed Value} \times \text{Mill Levy} = \text{Tax Amount}$$

Property Type	Assessor: Assessed Value	Tax Authorities: Mill Levy	Tax Amount
Residential	\$15,920	x .100085*	\$1,593.35
All Other	\$58,000	x .100085*	\$5,804.93

(*100.085 mills)

Abstract of Assessment

- After the levies are certified by the County Commissioners, an Abstract of Assessment is compiled by the Assessor's office containing property valuation and distribution of property revenue to each of the taxing authorities.
- The abstract details and summarizes all of the authorities that collect property tax in Jefferson County. Jefferson County and each authority have total assessed values, levies and revenues reported in the abstract for collection in the following budget year.
- The Assessor certifies and signs the Abstract.
- This information is transmitted to the state Division of Property Taxation [DPT] for inclusion in the annual report to the Governor.

Tax Roll

December 15th: All district budgets are due to the Board of County Commissioners [BCC]

December 22nd: The levies are certified by the BCC

Late December: The **tax roll** is compiled by the Assessor's Office and sent to the Treasurer's Office for distribution and collection.

ALLOCATION OF EACH PROPERTY TAX DOLLAR

49%
Schools

25.2%
County

20.3%
Special Districts

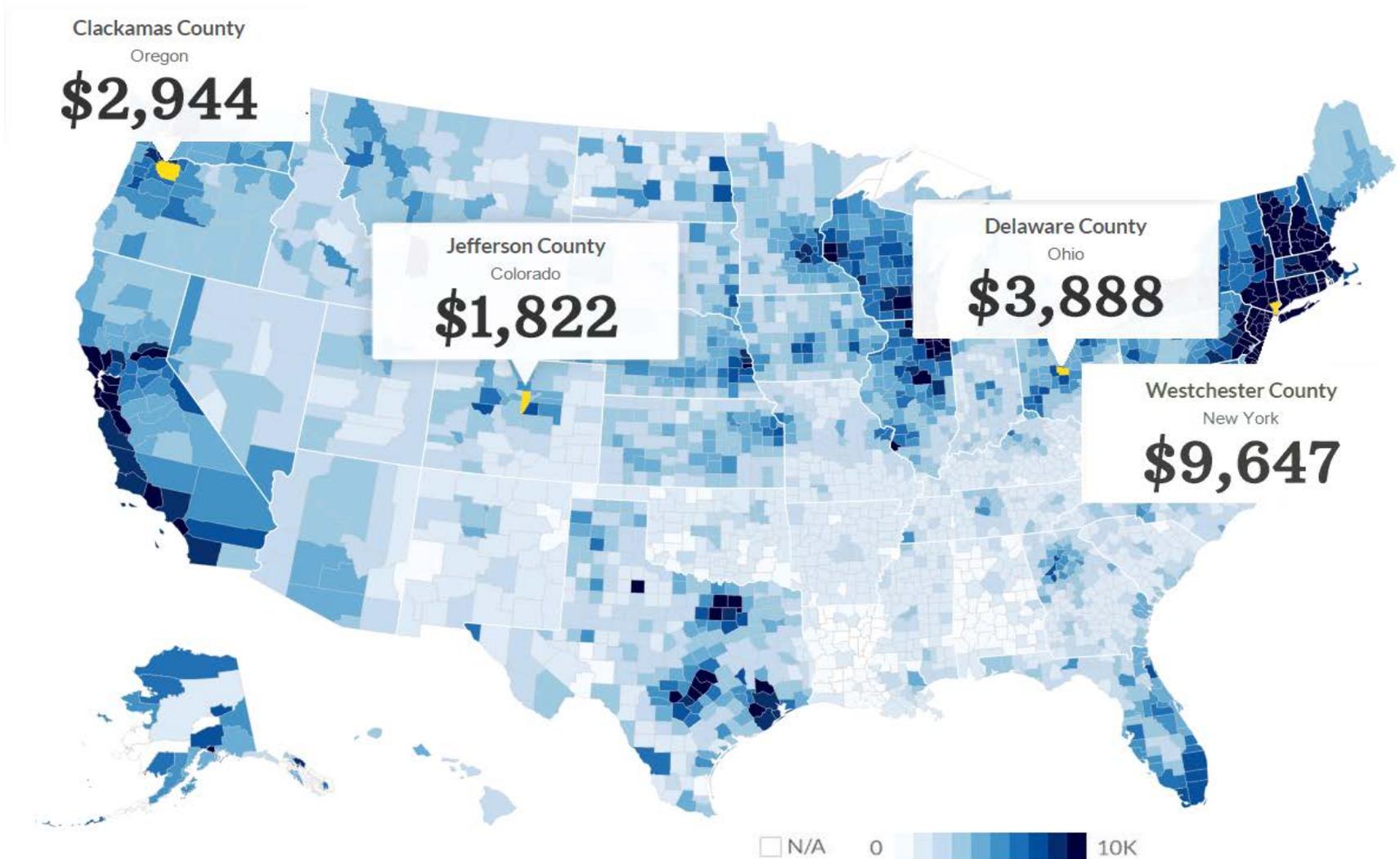
2.9%
Cities

2.6%
Urban Renewal



How Does Jefferson County, CO compare?

2007-2011 average property taxes paid per county



Annual Levy- Increase or Reduction

29-1-301. Levies reduced – limitation:

(1) (a) All statutory tax levies for collection in 1989 and thereafter when applied to the total valuation for assessment of the state, each of the counties, cities, and towns not chartered as home rule except as provided in this subsection (1), and each of the fire, sanitation, irrigation, drainage, conservancy, and other special districts established by law shall be so reduced as to prohibit the levying of a greater amount of revenue than was levied in the preceding year plus five and one-half percent plus the amount of revenue abated or refunded by the taxing entity by August 1 of the current year less the amount of revenue received by the taxing entity by August 1 of the current year as taxes paid on any taxable property that had previously been omitted from the assessment roll of any year, except to provide for the payment of bonds and interest thereon, for the payment of any contractual obligation that has been approved by a majority of the qualified electors of the taxing entity, for the payment of expenses incurred in the reappraisal of classes or subclasses ordered by or conducted by the state board of equalization, for the payment to the state of excess state equalization payments to school districts which excess is due to the undervaluation of taxable property, or for the payment of capital expenditures as provided in subsection (1.2) of this section.

Article X Revenue Section 20

(1) General provisions. This section takes effect December 31, 1992 or as stated. Its preferred interpretation shall reasonably restrain most the growth of government. All provisions are self-executing and severable and supersede conflicting state constitutional, state statutory, charter, or other state or local provisions. Other limits on district revenue, spending, and debt may be weakened only by future voter approval. Individual or class action enforcement suits may be filed and shall have the highest civil priority of resolution. Successful plaintiffs are allowed costs and reasonable attorney fees, but a district is not unless a suit against it be ruled frivolous. Revenue collected, kept, or spent illegally since four full fiscal years before a suit is filed shall be refunded with 10% annual simple interest from the initial conduct. Subject to judicial review, districts may use any reasonable method for refunds under this section, including temporary tax credits or rate reductions. Refunds need not be proportional when prior payments are impractical to identify or return. When annual district revenue is less than annual payments on general obligation bonds, pensions, and final court judgments, (4) (a) and (7) shall be suspended to provide for the deficiency.

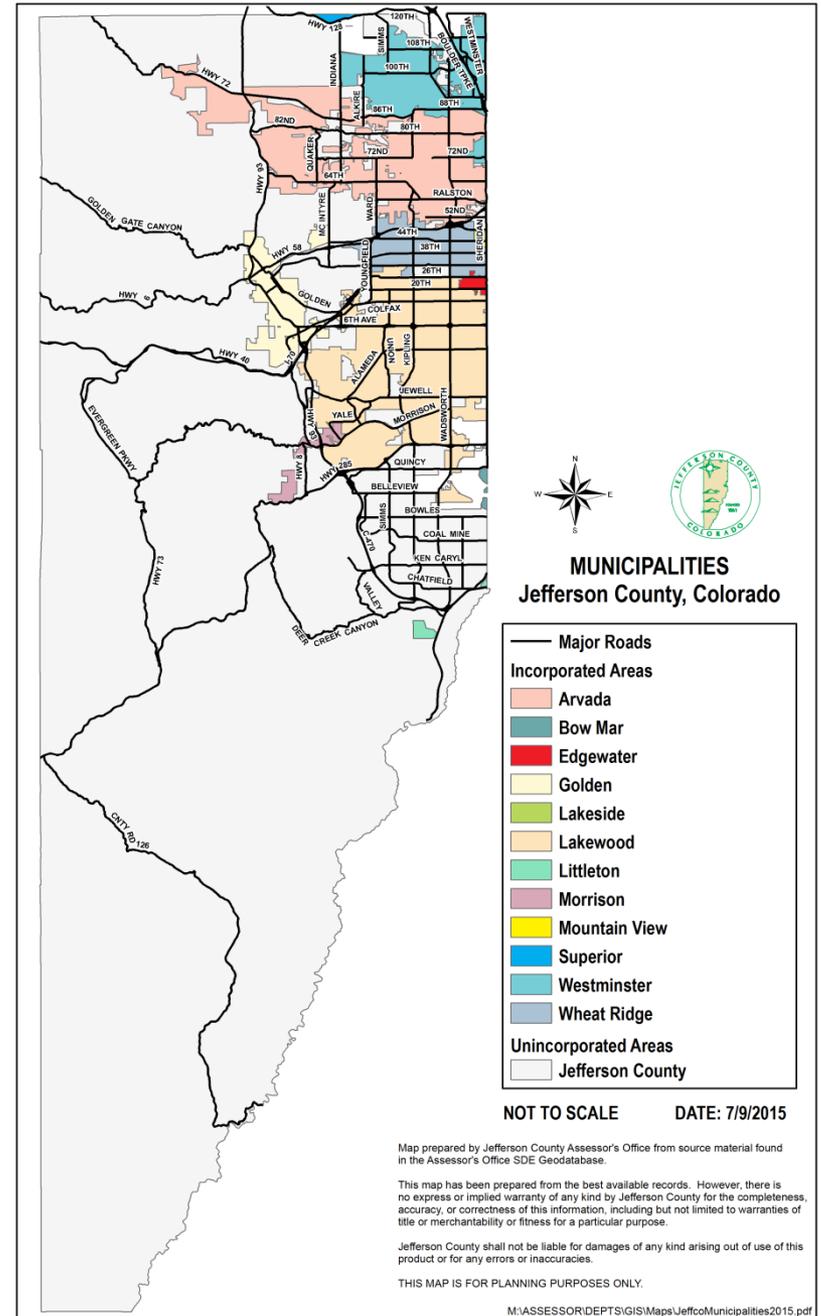
Article X Revenue Section 20

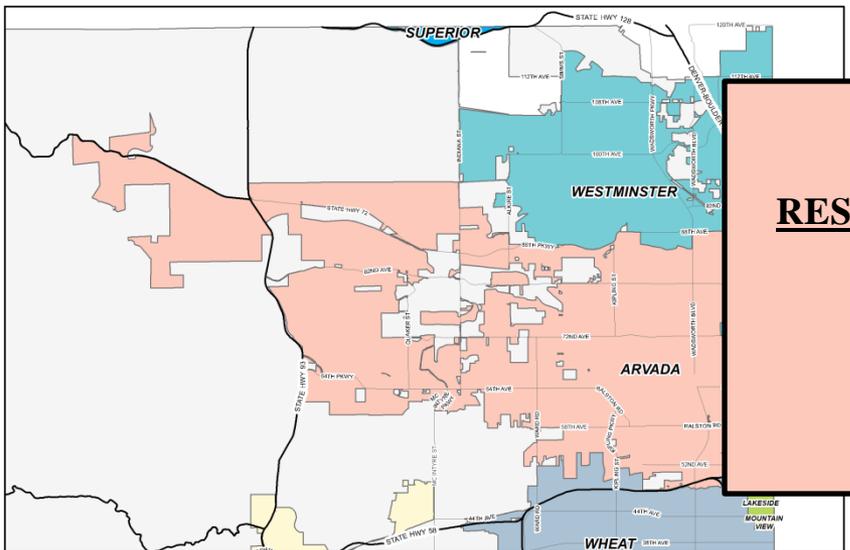
(2) Term definitions. Within this section:

- (a) "Ballot issue" means a non-recall petition or referred measure in an election.
- (b) "District" means the state or any local government, excluding enterprises.
- (c) "Emergency" excludes economic conditions, revenue shortfalls, or district salary or fringe benefit increases.
- (d) "Enterprise" means a government-owned business authorized to issue its own revenue bonds and receiving under 10% of annual revenue in grants from all Colorado state and local governments combined.
- (e) "Fiscal year spending" means all district expenditures and reserve increases except, as to both, those for refunds made in the current or next fiscal year or those from gifts, federal funds, collections for another government, pension contributions by employees and pension fund earnings, reserve transfers or expenditures, damage awards, or property sales.
- (f) "Inflation" means the percentage change in the United States Bureau of Labor Statistics Consumer Price Index for Denver-Boulder, all items, all urban consumers, or its successor index.
- (g) "Local growth" for a non-school district means a net percentage change in actual value of all real property in a district from construction of taxable real property improvements, minus destruction of similar improvements, and additions to, minus deletions from, taxable real property. For a school district, it means the percentage change in its student enrollment.



JEFFERSON COUNTY RESIDENTIAL VALUATION CHANGES



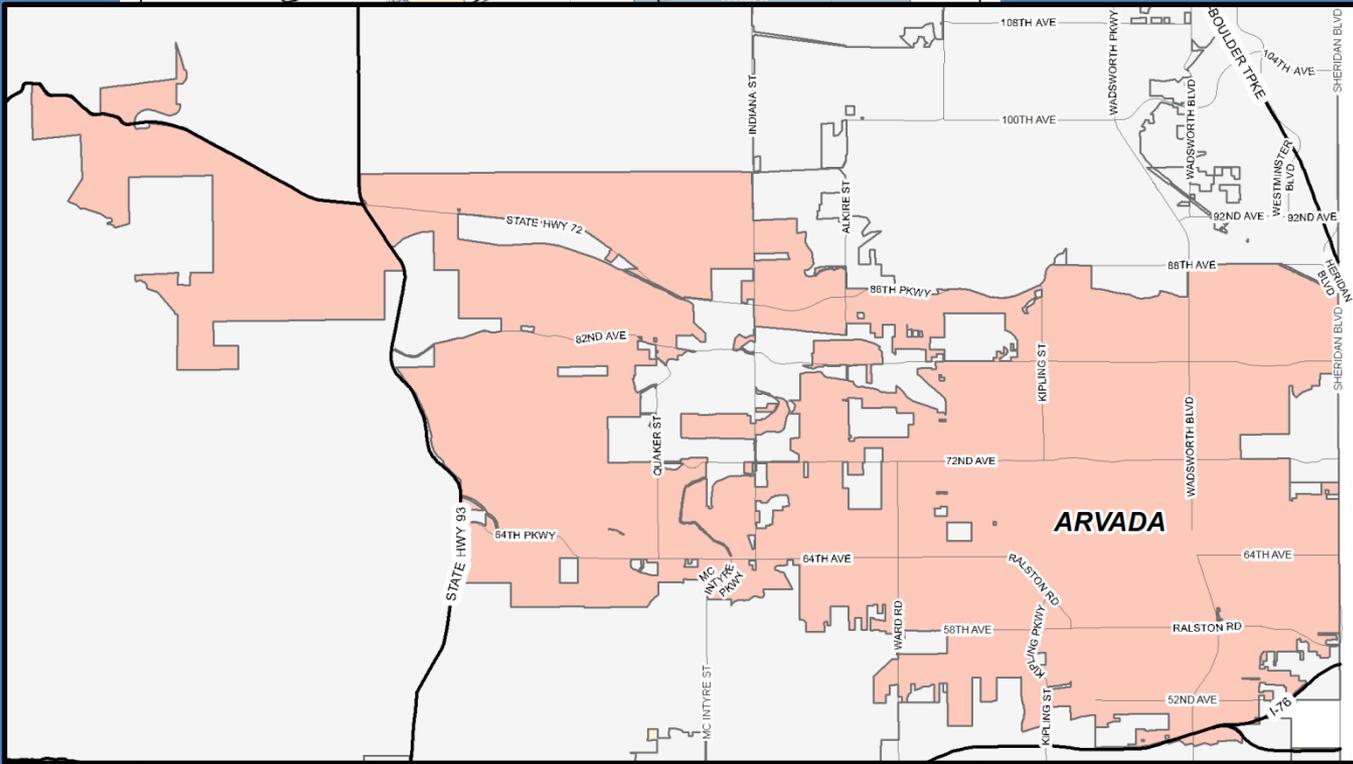


ARVADA RESIDENTIAL ASSESSED VALUES

2014: \$747,280,795

2015: \$928,719,884

↑ **24.28%**



LITTLETON

Arvada Notice of Election

CERTIFICATE OF DETERMINATION OF ELECTION
CITY OF ARVADA, COLORADO
SPECIAL MUNICIPAL ELECTION
NOVEMBER 5, 1996

ISSUE 2A	NUMBER OF VOTES
WITHOUT CREATING ANY NEW TAX OR INCREASING ANY CURRENT TAXES, SHALL THE CITY OF ARVADA BE PERMITTED, IN 1996 AND EACH YEAR THEREAFTER, TO RETAIN AND SPEND CITY REVENUES IN EXCESS OF THE SPENDING, REVENUE RAISING, OR OTHER LIMITS IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, UTILIZING SUCH REVENUES FOR PUBLIC SAFETY, MUNICIPAL SERVICES, TRANSPORTATION AND OTHER PUBLIC IMPROVEMENTS, PARK AND RECREATIONAL FACILITIES, AND ANY OTHER LAWFUL PUBLIC PURPOSE?	
YES	20,703
NO	18,485

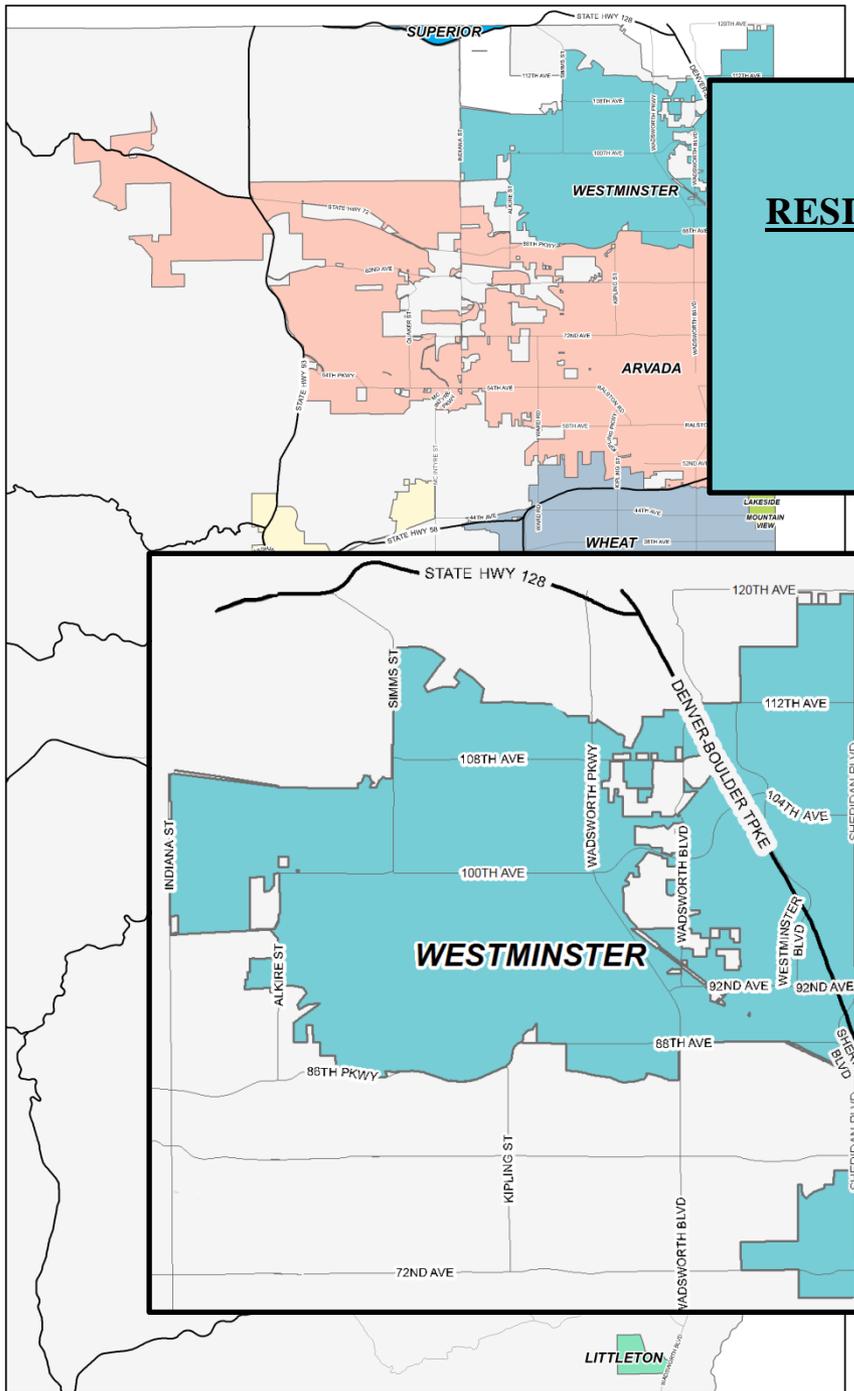
Arvada Fire Protection District Notice of Election

BALLOT ISSUE

SHALL THE ARVADA FIRE PROTECTION DISTRICT BE AUTHORIZED TO COLLECT, RETAIN AND EXPEND ALL REVENUES AND OTHER FUNDS COLLECTED FROM THE AD VALOREM PROPERTY TAX OF 8 MILLS WHICH THE VOTERS APPROVED IN NOVEMBER OF 1999 AND ANY OTHER REVENUE SOURCE, EFFECTIVE JANUARY 1, 2002, AND EVERY YEAR THEREAFTER, PROVIDED THAT THE DISTRICT'S LEVY OF 8 MILLS SHALL NOT BE INCREASED WITHOUT VOTER APPROVAL; AND SHALL THE REVENUES BE SPENT FOR CAPITAL CONSTRUCTION AND GENERAL OPERATION PURPOSES OF THE DISTRICT AS A VOTER APPROVED EXCEPTION TO THE LIMITS WHICH WOULD OTHERWISE APPLY, INCLUDING WITHOUT LIMITATION THE REVENUE AND SPENDING LIMITS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE 5-1/2% PROPERTY TAX LIMIT OF SECTION 29-1-301, COLORADO REVISED STATUTES, OR ANY OTHER STATE LAW?

2015 / 2016 Valuation - City of Arvada

	2014 Mills	2014 Taxes	2015 Mills	2015 Taxes	Change	%
County General	17.499	120,489,663	15.595	127,537,225	7,047,562	5.85%
Developmental Disability	1.000	7,110,953	1.000	8,178,084	1,067,131	15.01%
Road & Bridge Fund	1.400	9,955,335	1.248	10,206,249	250,914	2.52%
Dept Social Services	1.465	10,417,547	1.306	10,680,578	263,031	2.52%
Capital Expenditures	1.057	7,516,278	0.942	7,703,755	187,477	2.49%
Library Fund	3.425	24,355,015	4.121	33,701,886	9,346,871	38.38%
Total County	25.846	179,844,790	24.212	198,007,777	18,162,987	10.10%
R-1 SCHOOL						
General	42.676	295,810,293	40.737	326,557,003	30,746,710	10.39%
Bond Redemption	7.489	53,253,929	6.750	54,109,526	855,597	1.61%
Total School	50.165	349,064,222	47.487	380,666,529	31,602,307	9.05%
City of Arvada	4.310	4,541,300	4.310	5,454,515	913,215	20.11%
Arvada Fire District	14.848	18,784,953	14.776	22,252,276	3,467,323	18.46%
Apex Park & Rec District	5.378	6,809,518	4.881	7,315,856	506,338	7.44%
Urban Drainage & Flood	0.632	3,957,036	0.553	4,011,088	54,052	1.37%
Urban Drn & Fld Con So Pl	0.068	425,757	0.058	420,693	-5,064	-1.19%
Total	101.247	563,427,576	96.277	618,128,734	-4,970	9.71%



WESTMINSTER RESIDENTIAL ASSESSED VALUES

2014: \$249,741,383

2015: \$313,141,233

↑ **25.39%**

Westminster Notice of Election

TO: ALL REGISTERED VOTERS

**NOTICE OF ELECTION ON REFERRED MEASURES
CITY OF WESTMINSTER, COLORADO**

Election Date: Tuesday, November 5, 2002
Election Hours: 7:00 a.m. to 7:00 p.m.

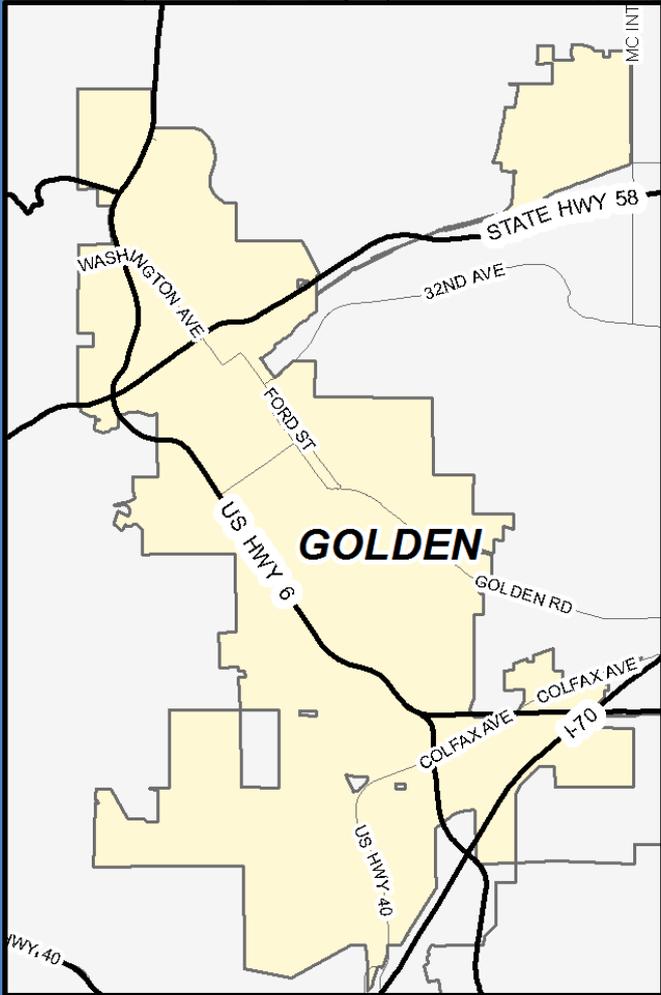
Ballot Title and Text:

ISSUE 2A

WITHOUT ANY NEW TAXES OR TAX RATE INCREASES, FOR THE PURPOSE OF MAINTAINING THE QUALITY OF THE CITY'S POLICE, FIRE AND OTHER ESSENTIAL MUNICIPAL SERVICES, SHALL THE CITY BE AUTHORIZED TO COLLECT, RETAIN AND SPEND ALL REVENUES RECEIVED IN THE YEAR TWO THOUSAND AND THEREAFTER AS A VOTER APPROVED REVENUE CHANGE PURSANT TO COLORADO CONSTITUTION ART X, SECTION 20?

2015 / 2016 Valuation - City of Westminster

	2014 Mills	2014 Taxes	2015 Mills	2015 Taxes	Change	%
County General	17.499	120,489,663	15.595	127,537,225	7,047,562	5.85%
Developmental Disability	1.000	7,110,953	1.000	8,178,084	1,067,131	15.01%
Road & Bridge Fund	1.400	9,955,335	1.248	10,206,249	250,914	2.52%
Dept Social Services	1.465	10,417,547	1.306	10,680,578	263,031	2.52%
Capital Expenditures	1.057	7,516,278	0.942	7,703,755	187,477	2.49%
Library Fund	<u>3.425</u>	<u>24,355,015</u>	<u>4.121</u>	<u>33,701,886</u>	9,346,871	38.38%
Total County	25.846	179,844,790	24.212	198,007,777	18,162,987	10.10%
R-1 SCHOOL						
General	42.676	295,810,293	40.737	326,557,003	30,746,710	10.39%
Bond Redemption	<u>7.489</u>	<u>53,253,929</u>	<u>6.750</u>	<u>54,109,526</u>	855,597	1.61%
Total School	50.165	349,064,222	47.487	380,666,529	31,602,307	9.05%
City of Westminster	3.650	1,873,015	3.650	2,180,105	307,090	16.40%
Urban Drainage & Flood	0.632	3,957,036	0.553	4,011,088	54,052	1.37%
Urban Drn & Fld Con So Pl	0.068	425,757	0.058	420,693	-5,064	-1.19%
Total	80.361	535,164,820	75.960	585,286,192	-4,401	9.37%



GOLDEN
RESIDENTIAL ASSESSED VALUES

2014: \$146,405,492
 2015: \$183,858,420

↑ 25.58%

Golden Notice of Election

REFERRED ISSUE 2a

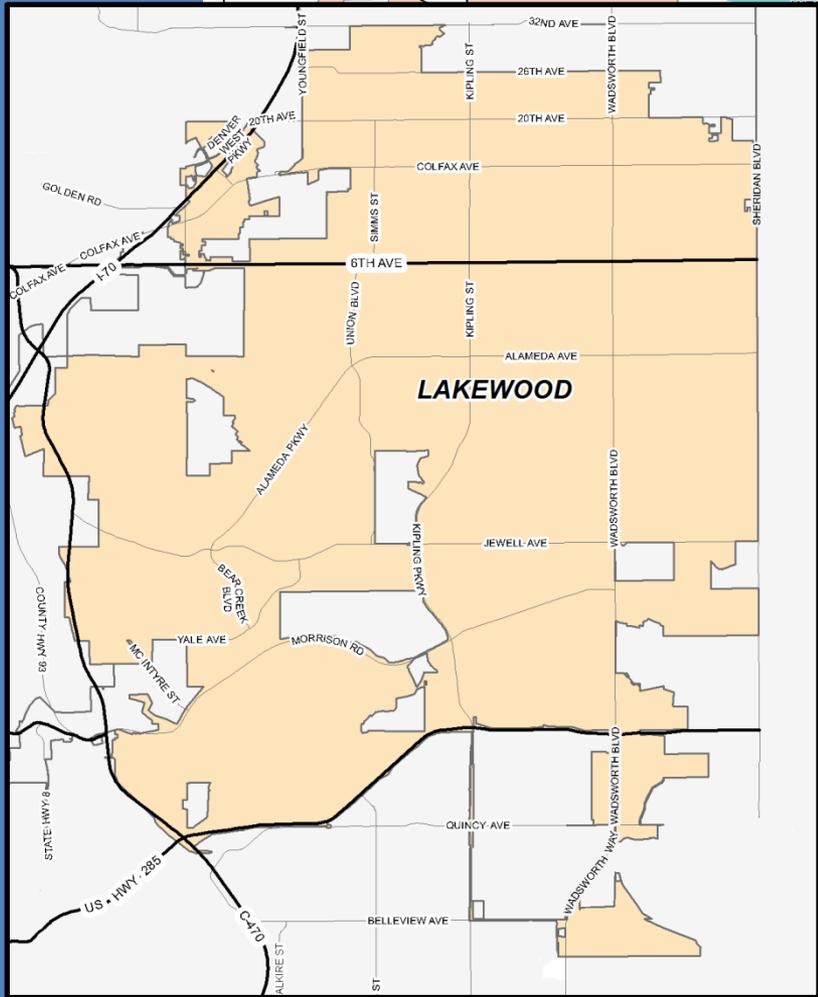
SHALL THE CITY OF GOLDEN, WITHOUT INCREASING SALES TAX RATES AND WITHOUT INCREASING PROPERTY TAX MIJ. LEVIES OR ADDING ANY NEW TAXES, BE AUTHORIZED TO COLLECT ALL OF THE REVENUES GENERATED BY SALES AND USE TAXES, PROPERTY TAXES, FEES, FINES, CHARGES, GRANTS AND INTEREST IN 1995 AND EACH AND EVERY SUBSEQUENT FISCAL YEAR AND SPEND ALL OF SUCH REVENUES FOR CAPITAL IMPROVEMENTS, MUNICIPAL OPERATIONS AND SERVICES AND PUBLIC PURPOSES, WITH SUCH INCREASES IN REVENUES AND SPENDING IN EACH AND EVERY FISCAL YEAR TO BE IN EXCESS OF ANY REVENUE OR SPENDING LIMIT OTHERWISE APPLICABLE, WITHOUT ANY LIMITATION OR CONDITION, AND WITHOUT LIMITING THE COLLECTION OR SPENDING OF ANY OTHER REVENUES OR FUNDS BY THE CITY OF GOLDEN UNDER [ARTICLE X, SECTION 20](#) OF THE COLORADO CONSTITUTION OR ANY OTHER LAW.

YES: 1924

NO: 1220

2015 / 2016 Valuation - City of Golden

	2014 Mills	2014 Taxes	2015 Mills	2015 Taxes	Change	%
County General	17.499	120,489,663	15.595	127,537,225	7,047,562	5.85%
Developmental Disability	1.000	7,110,953	1.000	8,178,084	1,067,131	15.01%
Road & Bridge Fund	1.400	9,955,335	1.248	10,206,249	250,914	2.52%
Dept Social Services	1.465	10,417,547	1.306	10,680,578	263,031	2.52%
Capital Expenditures	1.057	7,516,278	0.942	7,703,755	187,477	2.49%
Library Fund	3.425	24,355,015	4.121	33,701,886	9,346,871	38.38%
Total County	25.846	179,844,790	24.212	198,007,777	18,162,987	10.10%
R-1 SCHOOL						
General	42.676	295,810,293	40.737	326,557,003	30,746,710	10.39%
Bond Redemption	7.489	53,253,929	6.750	54,109,526	855,597	1.61%
Total School	50.165	349,064,222	47.487	380,666,529	31,602,307	9.05%
City of Golden	12.340	5,387,027	12.340	6,367,365	980,338	18.20%
Urban Drainage & Flood	0.632	3,957,036	0.553	4,011,088	54,052	1.37%
Urban Drn & Fld Con So Pl	0.068	425,757	0.058	420,693	-5,064	-1.19%
Total	89.051	538,678,832	84.650	589,473,452	-4,401	9.43%

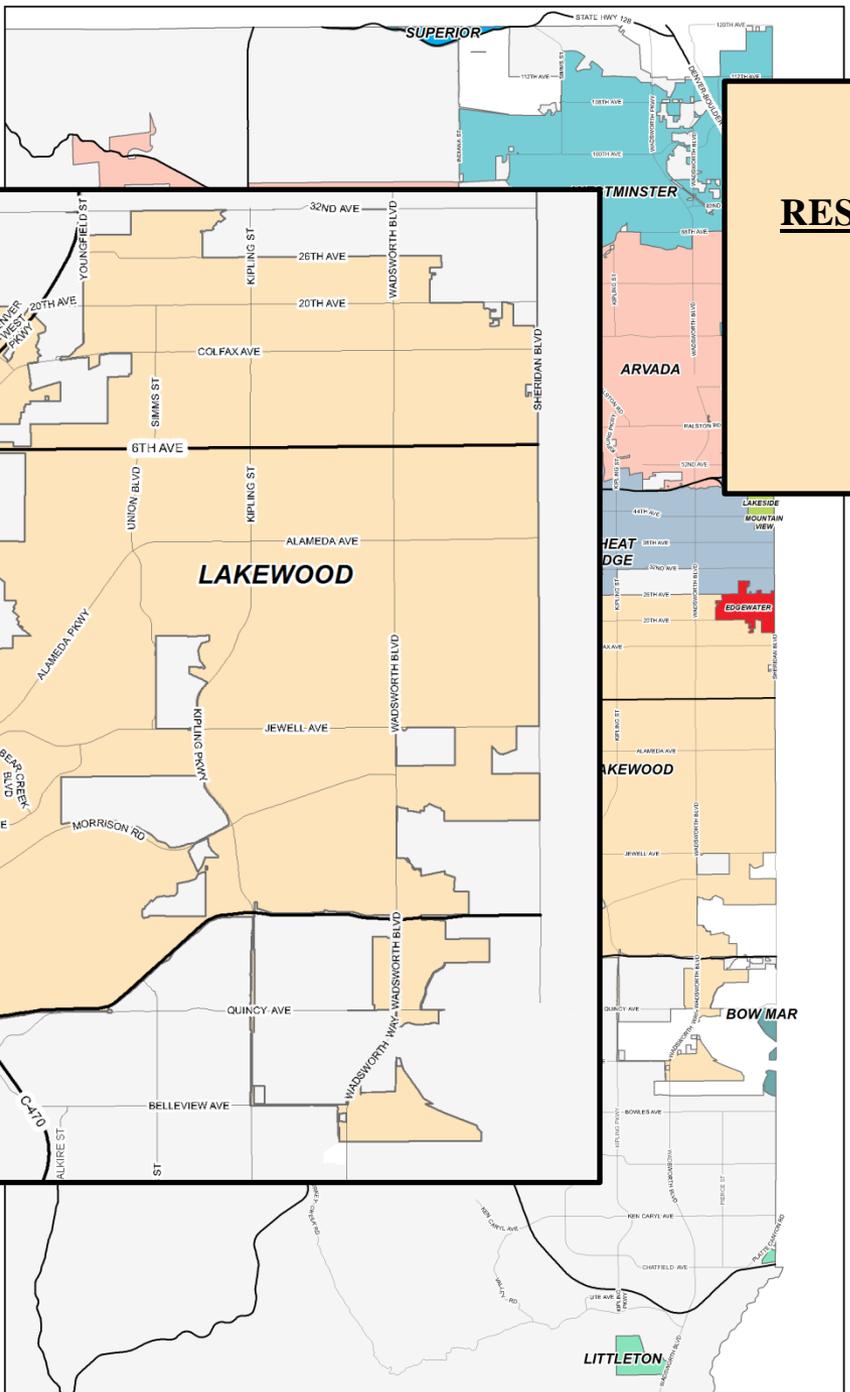


LAKWOOD RESIDENTIAL ASSESSED VALUES

2014: \$ 932,635,730

2015: \$1,166,306,778

↑ **25.05%**



West Metro Fire Protection District Notice of Election

WEST METRO FIRE PROTECTION DISTRICT

Jefferson County, Colorado

**TO ALL REGISTERED VOTERS
NOTICE OF ELECTION ON A REFERRED MEASURE**

Election Date: November 4, 1997

Election Hours 7:00 a.m. to 7:00 p.m.

Local Election Office Address and Telephone Number:

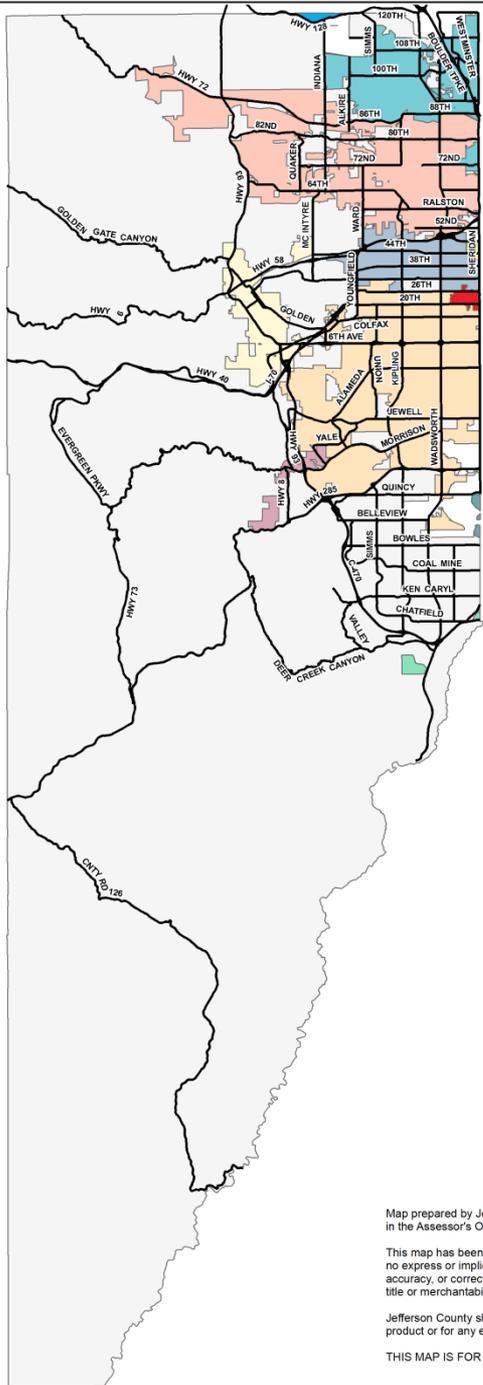
**Tony Hurr, Karla Lakey
777 S. Wadsworth Blvd.
Suite 220
Lakewood, CO. 80226
(303) 986-9356 (Tony)
(303) 989-4307 ex 515 (Karla)**

BALLOT ISSUE 5A:

WITHOUT A NEW TAX AND WITHOUT INCREASING ANY TAX RATE, SHALL THE WEST METRO FIRE PROTECTION DISTRICT BE AUTHORIZED TO COLLECT, KEEP, AND SPEND ALL OF ITS REVENUES FROM ALL SOURCES RECEIVED IN 1996, AND IN EACH YEAR THEREAFTER, AS MAY BE PROVIDED BY LAW, TO DEFRAY THE COST OF PROVIDING FIRE PROTECTION, EMERGENCY MEDICAL SERVICES, AND OTHER LIFE SAVING SERVICES AND PROGRAMS, IN EXCESS OF THE LIMITATIONS PROVIDED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND SEC. 29-1-301, CRS?

2015 / 2016 Valuation - City of Lakewood

	2014 Mills	2014 Taxes	2015 Mills	2015 Taxes	Change	%
County General	17.499	120,489,663	15.595	127,537,225	7,047,562	5.85%
Developmental Disability	1.000	7,110,953	1.000	8,178,084	1,067,131	15.01%
Road & Bridge Fund	1.400	9,955,335	1.248	10,206,249	250,914	2.52%
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Bond Redemption	<u>7.489</u>	<u>53,253,929</u>	<u>6.750</u>	<u>54,109,526</u>	855,597	1.61%
Total School	50.165	349,064,222	47.487	380,666,529	31,602,307	9.05%
City of Lakewood	4.711	7,933,999	2.031	4,076,491	-3,857,508	-48.62%
West Metro Fire Prot Dist	13.595	37,583,941	13.550	44,003,368	6,419,427	17.08%
Urban Drainage & Flood	0.632	3,957,036	0.553	4,011,088	54,052	1.37%
Urban Drn & Fld Con So Pl	0.068	425,757	0.058	420,693	-5,064	-1.19%
Total	95.017	578,809,745	87.891	631,185,946	-7.126	9.05%



MUNICIPALITIES
Jefferson County, Colorado

- Major Roads
- Incorporated Areas**
- Arvada
- Bow Mar
- Edgewater
- Golden
- Lakeside
- Lakewood
- Littleton
- Morrison
- Mountain View
- Superior
- Westminster
- Wheat Ridge
- Unincorporated Areas**
- Jefferson County

NOT TO SCALE DATE: 7/9/2015

Map prepared by Jefferson County Assessor's Office from source material found in the Assessor's Office SDE Geodatabase.

This map has been prepared from the best available records. However, there is no express or implied warranty of any kind by Jefferson County for the completeness, accuracy, or correctness of this information, including but not limited to warranties of title or merchantability or fitness for a particular purpose.

Jefferson County shall not be liable for damages of any kind arising out of use of this product or for any errors or inaccuracies.

THIS MAP IS FOR PLANNING PURPOSES ONLY.

UNINCORPORATED JEFFCO RESIDENTIAL ASSESSED VALUES

2014:	\$1,846,969,402
2015:	\$2,193,577,555
	↑ 18.77 %

EVERGREEN RESIDENTIAL ASSESSED VALUES

2014:	\$ 135,629,083
2015:	\$ 152,664,661
	↑ 12.56 %

Evergreen Fire Protection District Notice of Election

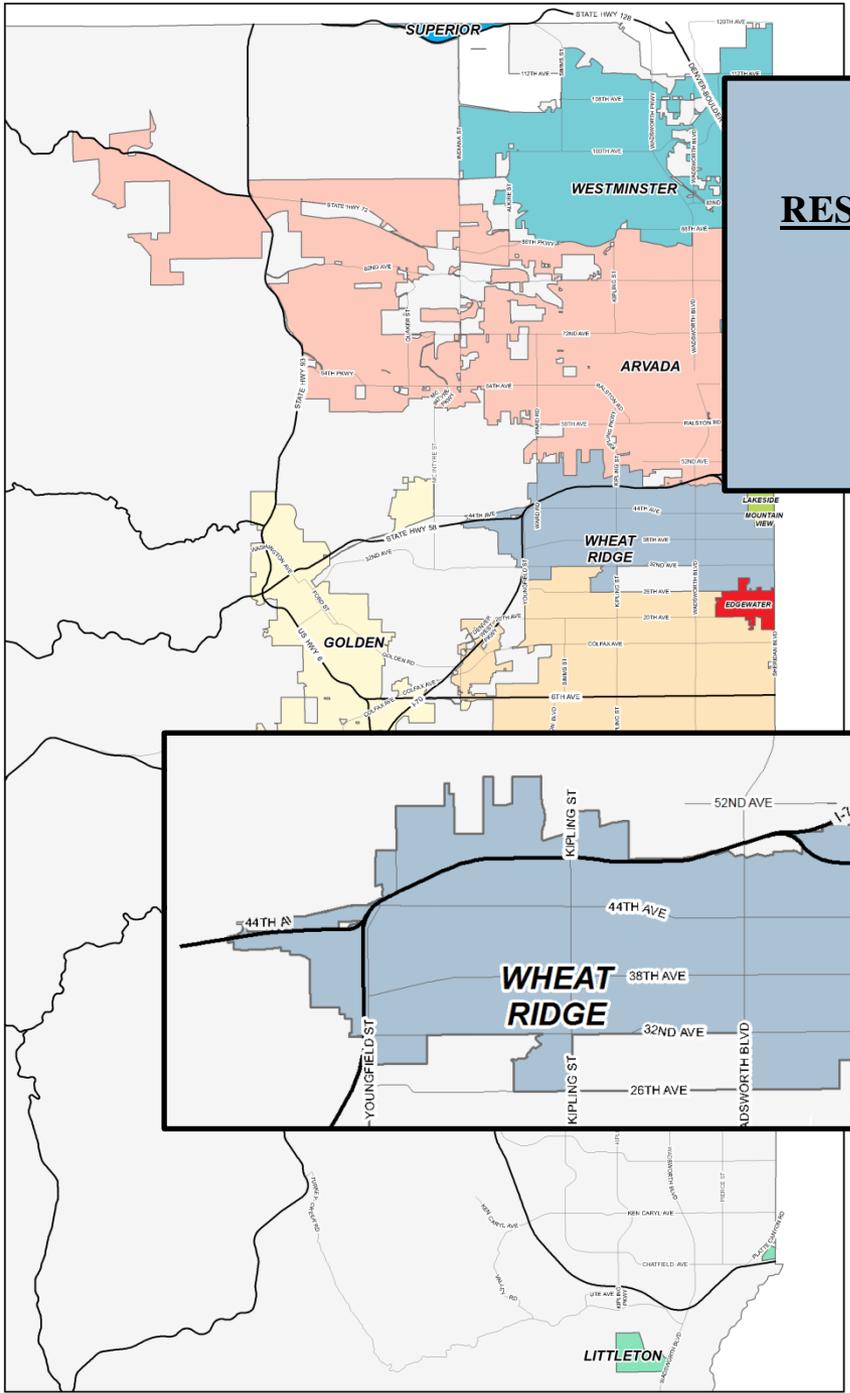
EXHIBIT A

BALLOT ISSUE NO. 5A

SHALL EVERGREEN FIRE PROTECTION DISTRICT BE AUTHORIZED TO COLLECT, RETAIN AND SPEND ALL REVENUE RECEIVED FROM THE DISTRICT'S EXISTING PROPERTY TAX RATE OF 4.857 MILLS, WHICH RATE SHALL NOT BE INCREASED WITHOUT VOTER APPROVAL, COMMENCING JANUARY 1, 2000 AND CONTINUING THEREAFTER UNTIL REPEALED, TO BE SPENT FOR GENERAL OPERATIONS AS A VOTER-APPROVED REVENUE CHANGE AND A PERMANENT WAIVER OF THE 5.5% LIMITATION UNDER SECTION 29-1-301, C.R.S., WITHOUT LIMITING PRIOR VOTER APPROVALS?

2015 / 2016 Valuation - Evergreen Area

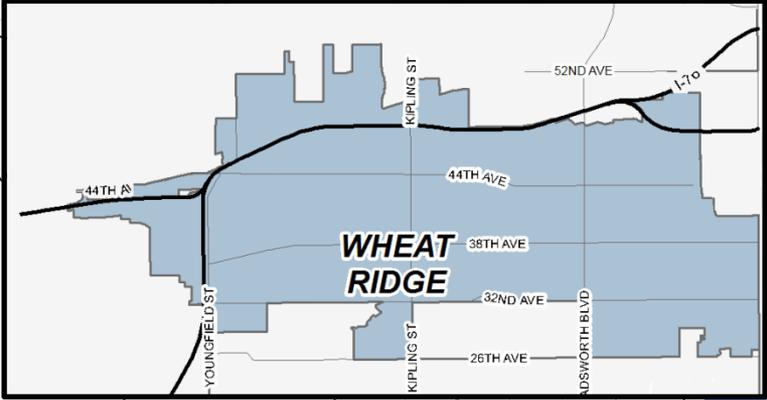
	2014 Mills	2014 Taxes	2015 Mills	2015 Taxes	Change	%
County General	17.499	120,489,663	15.595	127,537,225	7,047,562	5.85%
Developmental Disability	1.000	7,110,953	1.000	8,178,084	1,067,131	15.01%
Road & Bridge Fund	1.400	9,955,335	1.248	10,206,249	250,914	2.52%
Dept Social Services	1.465	10,417,547	1.306	10,680,578	263,031	2.52%
Capital Expenditures	1.057	7,516,278	0.942	7,703,755	187,477	2.49%
Library Fund	3.425	24,355,015	4.121	33,701,886	9,346,871	38.38%
Total County	25.846	179,844,790	24.212	198,007,777	18,162,987	10.10%
R-1 SCHOOL						
General	42.676	295,810,293	40.737	326,557,003	30,746,710	10.39%
Bond Redemption	7.489	53,253,929	6.750	54,109,526	855,597	1.61%
Total School	50.165	349,064,222	47.487	380,666,529	31,602,307	9.05%
Evergreen Fire District	9.117	3,428,493	9.026	3,754,236	325,743	9.50%
Evergreen Rec & Park	7.388	2,925,863	6.782	2,993,506	67,643	2.31%
Law Enforcement Agency	3.200	8,868,654	2.928	9,138,608	269,954	3.04%
Urban Drainage & Flood	0.632	3,957,036	0.553	4,011,088	54,052	1.37%
Urban Drn & Fld Con So Pl	0.068	425,757	0.058	420,693	-5,064	-1.19%
Total	96.416	548,514,815	91.046	598,992,437	-5.370	9.20%



WHEAT RIDGE
RESIDENTIAL ASSESSED VALUES

2014: \$192,770,255
 2015: \$241,788,475

↑ 25.43%



LITTLETON

Wheat Ridge Fire Protection District Notice of Election

WHEAT RIDGE FIRE PROTECTION DISTRICT BALLOT ISSUE 5A:

SHALL WHEAT RIDGE FIRE PROTECTION DISTRICT TAXES BE INCREASED \$975,000 ANNUALLY IN 2011, AND BY SUCH AMOUNT AS MAY BE RAISED ANNUALLY IN EACH YEAR THEREAFTER BY THE IMPOSITION OF AN ADDITIONAL PROPERTY TAX LEVY OF NOT MORE THAN 3.8 MILLS, RESULTING IN A TOTAL OPERATING MILL LEVY OF NOT MORE THAN 7.5 MILLS, PROVIDED THAT THE 3.8 MILL LEVY INCREASE SHALL BE REDUCED EACH FISCAL YEAR BY ANY MILL LEVY IMPOSED FOR DEBT SERVICE IN SUCH YEAR (CURRENTLY 0.557 MILLS), COMMENCING IN LEVY YEAR 2010 AND CONTINUING THEREAFTER, FOR THE PURPOSE OF IMPROVING PUBLIC SAFETY, REDUCING EMERGENCY RESPONSE TIMES, ENHANCING FIREFIGHTER TRAINING AND SAFETY INITIATIVES; AND GENERAL OPERATIONS, MAINTENANCE, ADMINISTRATION AND OTHER EXPENSES WITHOUT LIMITATION; AND SHALL THE DISTRICT BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE PROCEEDS OF SUCH TAXES AND ANY AND ALL OTHER AMOUNTS RECEIVED ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER AS A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, SECTION 29-1-301, C.R.S., OR ANY OTHER LAW?

YES:	<u>2,971</u>
NO:	<u>2,094</u>

2015 / 2016 Valuation - City of Wheat Ridge

	2014 Mills	2014 Taxes	2015 Mills	2015 Taxes	Change	%
County General	17.499	120,489,663	15.595	127,537,225	7,047,562	5.85%
Developmental Disability	1.000	7,110,953	1.000	8,178,084	1,067,131	15.01%
Road & Bridge Fund	1.400	9,955,335	1.248	10,206,249	250,914	2.52%
Dept Social Services	1.465	10,417,547	1.306	10,680,578	263,031	2.52%
Capital Expenditures	1.057	7,516,278	0.942	7,703,755	187,477	2.49%
Library Fund	3.425	24,355,015	4.121	33,701,886	9,346,871	38.38%
Total County	25.846	179,844,791	24.212	198,007,777	18,162,986	10.10%
R-1 SCHOOL						
General	42.676	295,810,293	40.737	326,557,003	30,746,710	10.39%
Bond Redemption	7.489	53,253,929	6.750	54,109,526	855,597	1.61%
Total School	50.165	349,064,222	47.487	380,666,529	31,602,307	9.05%
City of Wheat Ridge	1.83	739,930	1.83	854,497	114,567	15.48%
Wheat Ridge Fire District	14.848	4,183,498	12.527	4,917,096	733,598	17.54%
Wheat Ridge San District	5.378	96,991	0.468	98,578	1,587	1.64
Urban Drainage & Flood	0.632	3,957,036	0.553	4,011,088	54,052	1.37%
Urban Drn & Fld Con So Pl	0.068	425,757	0.058	420,693	-5,064	-1.19%
Total	98.767	538,312,225	87.135	588,976,258	-11,632	9.41%

2015 / 2016 Example of 44 year old home in Arvada

	2014 Mills	2014 Taxes	2015 Mills	2015 Taxes	Change	%
County General	17.499	344.85	15.595	389.20	44.35	12.86%
Developmental Disability	1.000	19.71	1.000	24.96	5.25	26.64%
Road & Bridge Fund	1.400	27.59	1.248	31.15	3.56	12.89%
Dept Social Services	1.465	28.87	1.306	32.59	3.72	12.90%
Capital Expenditures	1.057	20.83	0.942	23.51	2.68	12.86%
Library Fund	3.425	67.50	4.121	102.85	35.35	52.38%
Total County	25.846	509.35	24.212	604.26	94.91	18.63%
R-1 SCHOOL						
General	42.676	841.02	40.737	1,016.67	175.66	20.89%
Bond Redemption	7.489	147.59	6.750	168.46	20.87	14.14%
Total School	50.165	988.60	47.487	1,185.13	196.53	19.88%
City of Arvada	4.310	84.94	4.310	107.56	22.63	26.64%
Arvada Fire District	14.848	292.61	14.776	368.76	76.16	26.03%
Apex Park & Rec District	5.378	105.98	4.881	121.82	15.83	14.94%
Urban Drainage & Flood	0.632	12.45	0.553	13.80	1.35	10.81%
Urban Drn & Fld Con So Pl	0.068	1.34	0.058	1.45	0.11	8.02%
Total	101.247	1,995.27	96.277	2,402.79	407.51	20.42%
Senior Exemption		805.93		766.36	-39.56	
Property Taxes		1,189.35		1,636.42	447.07	37.59%
Actual Values		247,580		313,530	65,950	26.64%

Assessor's Office Contact Information

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(303) 271-8600

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Suite 2500
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Golden, Co 80419

Future Presentations

To be determined

PowerPoint Website: <http://jeffco.us/assessor>