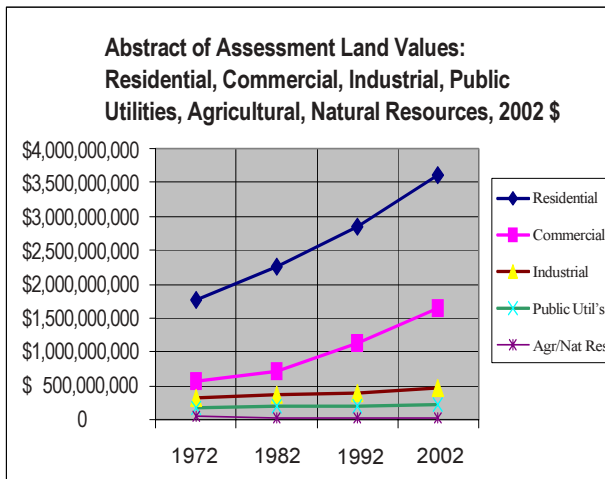


Thirty Years of Colorado Living in Jefferson County

Facts, Assessments and Taxes for Three Decades, 1972 to 2002



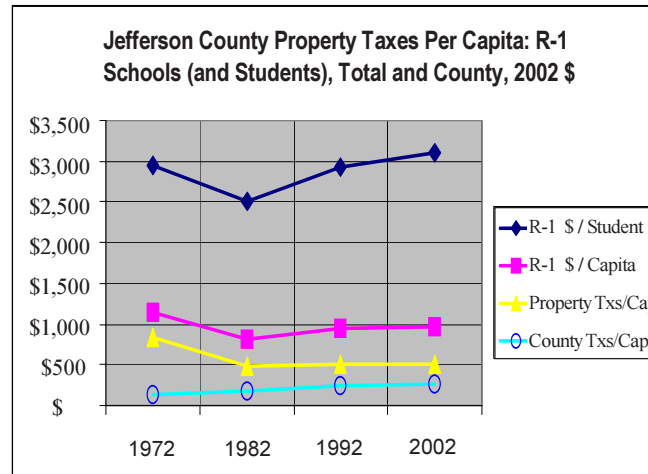
Land Values Growth

Indicators of economic impact include growth of various categories of land and improvements: residential, commercial, industrial, public utilities, agricultural and natural resources, shown above in constant 2002 dollars.

Jefferson County Facts and Figures

Population, estimate for 2001	530,966
Civilian labor force	300,508
Unemployed, % labor force	3.2%
Housing Units (year 2000)	212,488
Median value owner-occupied	\$187,900
Households, (year 2000)	206,067
Average household size	2.52
Average family size	3.03
Money income per capita, 1999	\$28,066
Median household money income	\$57,339
Persons below poverty, percent	5.2%
Land Area, square miles (2000)	772
Persons per square mile, (2000)	682.6
School enrollment, 3 yrs and over	141,847

Source: U. S. Census Bureau, Census, 2000



Indicators of Government Productivity

Per capita and inflation-adjusted values can be used for indicators of government productivity. Productivity is defined as “doing more and better for less.” Hence, if cost “growth” is negative, then government productivity is positive. The same holds true for property taxes and county taxes. R-1 dollars per capita are rising slightly, indicating negative government (R-1) productivity.

Please Note:

COUNTY TREASURERS ARE RESPONSIBLE ONLY FOR COLLECTION OF TAXES. ASSESSORS ARE RESPONSIBLE FOR VALUATION OF PROPERTY, BOTH ACTUAL AND ASSESSED. COUNTY COMMISSIONERS, SCHOOL BOARD, CITY COUNCIL MEMBERS AND DIRECTORS OF DISTRICTS ARE RESPONSIBLE FOR THE TAX LEVY.

... all levels of government involved in the property tax system should recognize that they exist to serve their citizens; and that the owners of real and personal property should be accorded the respect and courtesy which they deserve and should be provided such services which are necessary to assist them in complying with the property tax laws of this state.

—C.R.S. 39-1-101.5. Legislative declaration - taxpayer rights.

Information herein is from Jefferson County’s “2002 Abstract of Assessment”; and from Jefferson County Treasurer Report, “Property Taxes and Assessments: A Thirty-Year Analysis” by Fred Holden, Deputy Treasurer.



Mark S. Paschall
Treasurer



100 Jefferson County Parkway
Golden, CO 80419-2520
Office Hours:
Monday - Friday 7:30am - 5:30pm

Phone: (303) 271-8357
Fax: (303) 271-8359
Web: <http://treasurer.jeffco.us>
Email: mpaschal@jeffco.us

Taxes: A Necessary Evil

Our Republican form of government provides that individual citizens of the United States *loan* some of their powers to government via our Constitution. Government, in turn, implements the social contract—the Constitution, statutes and ordinances—in order to *maximize* “Life, Liberty, and the pursuit of Happiness,” while *minimizing* risk, loss and uncertainty. Since government cannot

implement the “social contract” without resources, taxation is a necessary component of our society. The purpose of this brochure is to call attention to important tax and other information about Jefferson County. This abstract may be added to your own information and research, to be alert to local, state and federal legislation and activities that may have significant impacts on the amount and use of your taxes.

Jefferson County Property Taxes and Assessments: A Thirty-Year Analysis

Prepared by the Office of Jefferson County Treasurer
Mark Paschall, Treasurer

“Abstract of Assessment” is published annually by the County Assessor’s Office. It includes “Assessed Valuation” for Jefferson County property and property taxes—“Total Revenue” paid by County taxpayers. These are apportioned for 162 County taxing authorities:

- R-1 School District
- County Operations
- 12 Cities and Towns
- 148 Special Districts

The 2002 Total Assessed Valuation for Jefferson County of approximately \$6 billion generates over \$515 million in property tax revenue. Over half the revenue goes to R-1 Schools, about one-fourth to County, one-sixth to Special Districts and three percent to Cities and Towns.

Inflation has a significant economic impact over long periods of time. *The raw data was adjusted for inflation and reported in real or constant “2002 dollars.”* Some results were expressed in per capita and per student terms.

During the last thirty years, Total Assessed Valuation more than doubled, and property taxes increased almost one and one-half times. Property exempt from taxation declined by a third. Percent of Exempt to Total property dropped significantly, and percent of Property Taxes of Total Assessment, dropped slightly.

30-year student population growth of 16% was considerably less than the county’s 102% population growth. Consequently, per capita property taxes collected for R-1 dropped almost 40%. Furthermore, the county’s portion of property taxes attributable to R-1’s per pupil funding increased by 5% to \$3,104. This indicates slight negative productivity. R-1’s total funding per full time equivalent pupil, was \$9,752 (Colorado Department of Education, “Revenues and Expenditures,” 2001).

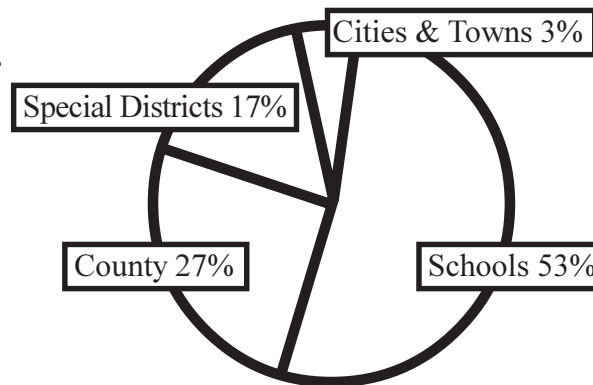
Taxes to fund Special Districts virtually tripled, and taxes to fund county operations nearly doubled to \$263 per capita. Comparatively, R-1, Cities and Towns, and Total Property Taxes remained close to growth of population-plus-inflation. Special Districts and County operations indicate negative government productivity.

Categories of Land Values (Residential, Commercial, Industrial, Public Utilities) increased, while Agricultural and Natural Resources decreased. Assessed valuations of properties reported exempt from taxation varied without pattern. The good news for taxpayers is that per capita County taxes are leveling off as a percent of Property Taxes. Also, County taxes as a percent of Personal Income nearly halved.

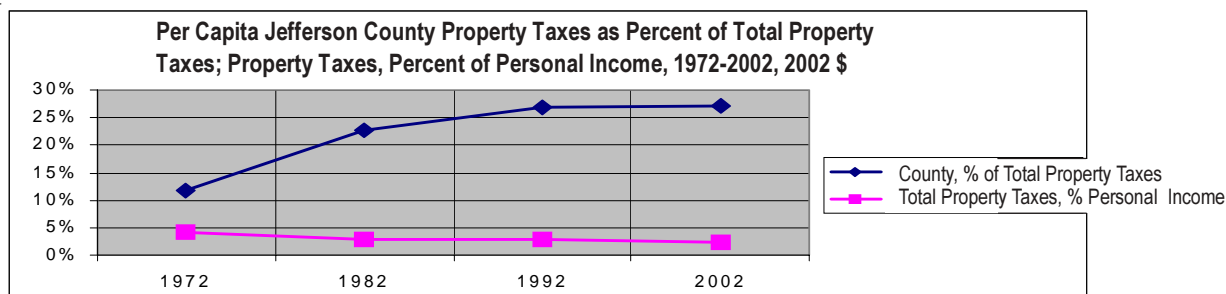
Jefferson County 2002 Assessed Valuation: Nearly Six Billion Dollars

Assessed Valuation reported in the 2002 Abstract of Assessment is \$5,974,258,460, per the County Assessor’s Office annual publication, “Abstract of Assessment.” Here is the 2002 property tax data for 162 governments: R-1 Schools, County Operations, 12 Cities and Towns, and 148 Special Districts:

<u>Taxing Entity (162)</u>	<u>Total Revenue</u>
R-1 School District	\$268,877,808
County Operations	\$139,687,938
Cities and Towns (12)	\$ 17,105,884
Special Districts (148)	<u>\$ 90,193,897</u>
Total Property Tax Revenue	<u>\$515,865,527</u>



Good News for Jefferson County Taxpayers



County taxes as a percentage of property taxes are leveling out; total property taxes as a percentage of income are dropping.