

Dear Taxing Entity,

Please find the enclosed 2023 Final Certification of Valuation for your taxing entity, as mandated by Colorado law. A Certification Guide is provided to assist you with any questions. The guide provides descriptions of the individual line items on the certification, including any items that changed due to recent legislation.

The Final Certification has applied the changes to assessment conditions enacted from three recent and important legislative and regulatory events: Senate Bill 22-238, Senate Bill 23B-001, as well as the orders of the December 18 meeting of the SBOE, which increased all residential assessments in Douglas County. As a result, the \$55,000 adjustment to Actual Value on residential property, and the \$30,000 adjustment to Actual value on commercial property, are reflected in your Final Certification, as are all current Assessment Rates.

It is important to note the Douglas County Assessor has published multiple preliminary, temporary and/or draft certifications this year to provide as much information as possible for local governments as regulation evolved. All prior certifications are now inaccurate and should not be used in any manner to calculate mill levies or perform any other type of analysis.

In accordance with Colorado law, and Article X of the Colorado Constitution, I hereby certify the required values of property located within the limits of each entity as listed on the attached Certification of Values. Entities intending to certify a levy for the current tax year must certify the levy to the Board of County Commissioners no later than January 10, 2024. Your entity will receive information on December 26 from Douglas County Finance regarding accessing the mill levy certification application in order to certify your mill levies to the county.

Pursuant Section 32-1-306, C.R.S., a special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the county assessor, county clerk and recorder and the division on or before January 1 of each year.

The enclosed Certification of Valuation as well as an updated Abstract Summary for each authority can be found on the Douglas County Assessor web site, [www.douglas.co.us/assessor](http://www.douglas.co.us/assessor). If you have any questions, please contact my office at 303-660-7450.

Respectfully,

Toby Damisch  
Douglas County Assessor

## Certification of Valuation Guidelines

Listed on these two pages are brief descriptions of the line-item values on the Certification of Valuation and what is included in each value. Values include adjustments associated with SB22-238 and SB23B-001.

**This page is expressed in ASSESSED VALUE for help with the Property Tax Revenue Limit (5.5%) Calculations Only.**

1. Previous Year's Net Total Taxable Assessed Valuation: Prior assessed value is all taxable property that was certified or re-certified to your taxing entity last year. Taxable property includes real and personal. This value does not include any exempt value within your taxing entity and comes from re-certification. Values include adjustments associated with SB22-238 and SB23B-001.
2. Current Year's Gross Total Taxable Assessed Valuation: Current assessed value is all taxable property as of December 22, 2023. This value includes Real and Personal property assessed value but does not include Exempt. New Construction assessed value from Line 5 of this report is included. Values include adjustments associated with SB22-238 and SB23B-001.
3. Less Tax Increment Financing, if any: Certify the sum of the increment values of any tax increment finance areas that lie within the boundaries of the taxing entity.
4. Current Year's Net Total Taxable Assessed Valuation: This value is the current assessed value minus tax increment financing. If there is no tax increment financing area or no increment value, the "Current Year's Net Total Assessed Value" is the same as the "Current Year's Gross Total Assessed Value." Values include adjustments associated with SB22-238 and SB23B-001.
5. New Construction Assessed: The assessed value of taxable real property improvements newly constructed in the previous year and new personal property connected with the new construction. New construction includes remodels and additions.
6. Increases in Production of Producing Mine: This value should be zero since the county does not have any producing mines.
7. Annexation or Inclusions: This value is the assessed value of property being annexed to the taxing authority. It also includes personal property connected to the parcels being annexed. The assessed value of taxable real and personal property annexed into the boundary of the taxing authority. The amount is certified ONLY to the entity that is affected.
8. Previously Exempt Federal Property: Increased valuation due to previously exempt federal property that becomes taxable if the property causes an increase in the level of services provided by the taxing entity. The taxing authority must file an impact certification document pertaining to this.
9. New Primary Oil or Gas Production: Increased valuation due to new oil and gas production. Currently, the county does not have any oil or gas production.
10. Taxes Collected Last Year on Omitted Property as of August 1: The amount of revenue received by the taxing entity during the period August 1<sup>st</sup> of the prior year through July 31 of the current year. This tax dollar amount represents taxes paid on taxable property that had previously been omitted from the assessment roll. This tax dollar amount is computed by the Treasurer's office.
11. Taxes Abated and Refunded as of August 1: The tax dollar amount of abatements and refunds granted during the period of August 1<sup>st</sup> of the prior year through July 31 of the current year per 29-1-301(1)(a) and 39-10-114(1)(a)(1)(b) Colorado Revised Statutes.

**This page is expressed in ACTUAL VALUE for help with the "TABOR" Local Growth Calculations Only.**

1. Current Year Total Actual Value of Real Property: The actual value of all taxable real property plus the exempt actual value of religious, private schools, and charitable real property. This does not include personal property actual value or the actual value of personal property of state assessed companies. Values include adjustments associated with SB22-238 and SB23B-001.
2. Construction Of Taxable Real Property Improvements: The actual value of newly constructed taxable real property structures. This value includes remodels and additions.
3. Annexations/Inclusions: The actual value of all property annexed or included within the boundary of a taxing entity.
4. Increased Mining Production: This value should be zero since the county does not have any producing mines.
5. Previously Exempt Property: The actual value of real property that changed taxable status from Exempt to Taxable.
6. Oil & Gas Production from a New Well: This value should be zero since the county has no producing oil wells.
7. Taxable Real Property Omitted from the Previous Year Tax Warrant: The actual value of real property omitted from the previous year's tax warrant. If the improvement was discovered as omitted property for multiple years, only the most current year value is reported.
8. Destruction of Taxable Real Property Improvements: The actual value of taxable real property improvements destroyed or demolished.
9. Disconnections or Exclusions: The actual value of all property disconnected or excluded from the boundary of a taxing entity.
10. Previously Taxable Property: The actual value of real property that changed taxable status from Taxable to Exempt.

# CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4068 - Castle Pines North Metro District

IN DOUGLAS COUNTY ON 12/22/2023

New Entity: No

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY</b>
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IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$209,426,780
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$276,365,860
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$276,365,860
5. NEW CONSTRUCTION: **	\$6,427,100
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$6,097.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
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IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$3,717,292,116
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$95,926,732
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$379,956
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
<small>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$1,257,338

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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**NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023**

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$118,881
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\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.