



**Meeting Date:** November 5, 2019

## **AGENDA MEMORANDUM**

**To:** Honorable Mayor and Members of Town Council

**From:** David L. Corliss, Town Manager

**Title:** Metro Districts Information Report

---

### **Executive Summary**

Staff has prepared the attached report with the most recent property tax mill levy information.

### **Attachment**

Attachment A: Metro Districts Map and Tax Data Informational Report 2019

## About this information

These maps compare what residents in Castle Rock's various metro districts pay in annual property tax. (Property tax usually is paid as part of one's mortgage payment.) A metro district is a taxing entity separate from the Town of Castle Rock that exists primarily to finance public improvements that benefit property owners in the district.

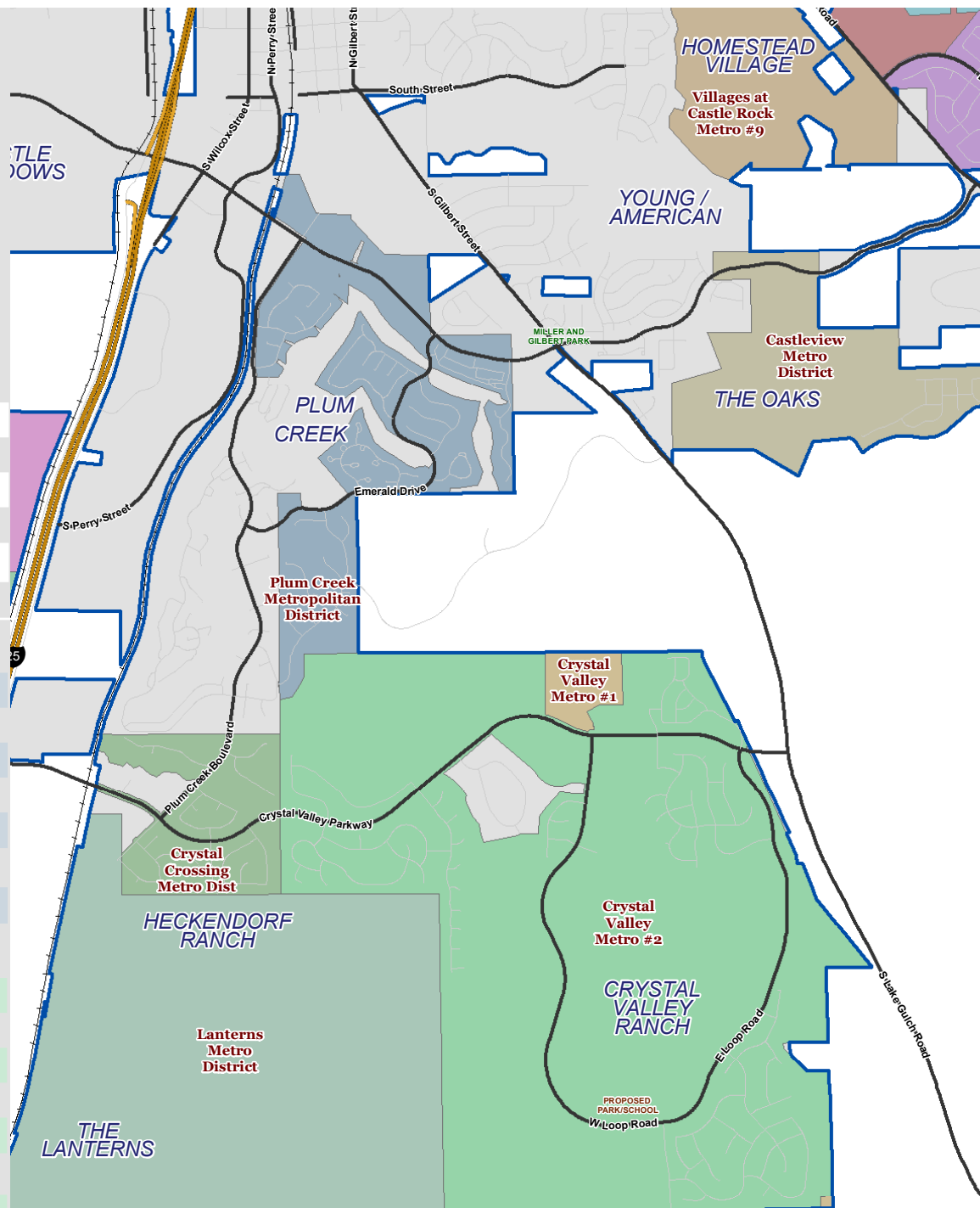
Some taxing districts are common to most Castle Rock property owners – those are listed on the table to the right.

Tax amounts are based upon Castle Rock's median home value, per May 2019 Douglas County Community Development Department data, which is \$427,537. (This means that half of the homes in Castle Rock are valued below \$427,537, and half are valued above that amount.) Douglas County's current assessment percentage is 7.15 percent, or \$30,569 on a home valued at \$427,537.

| Taxing entity              | Mill levy          |
|----------------------------|--------------------|
| DC School District         | 44.950 mills       |
| Douglas County Gov't       | 19.774 mills       |
| DC Libraries               | 4.008 mills        |
| <b>Town of Castle Rock</b> | <b>1.330 mills</b> |
| Cherry Creek Basin         | 0.479 mills        |
| Cedar Hill Cemetery        | 0.148 mills        |

| Entity                     | Tax amount        |
|----------------------------|-------------------|
| DC School District         | \$1,374.07        |
| Douglas County Gov't       | 604.47            |
| DC Libraries               | 122.52            |
| <b>Town of Castle Rock</b> | <b>40.66</b>      |
| Cedar Hill Cemetery        | 4.52              |
| Plum Creek Metro           | 0.00              |
| <b>TOTAL</b>               | <b>\$2,146.24</b> |

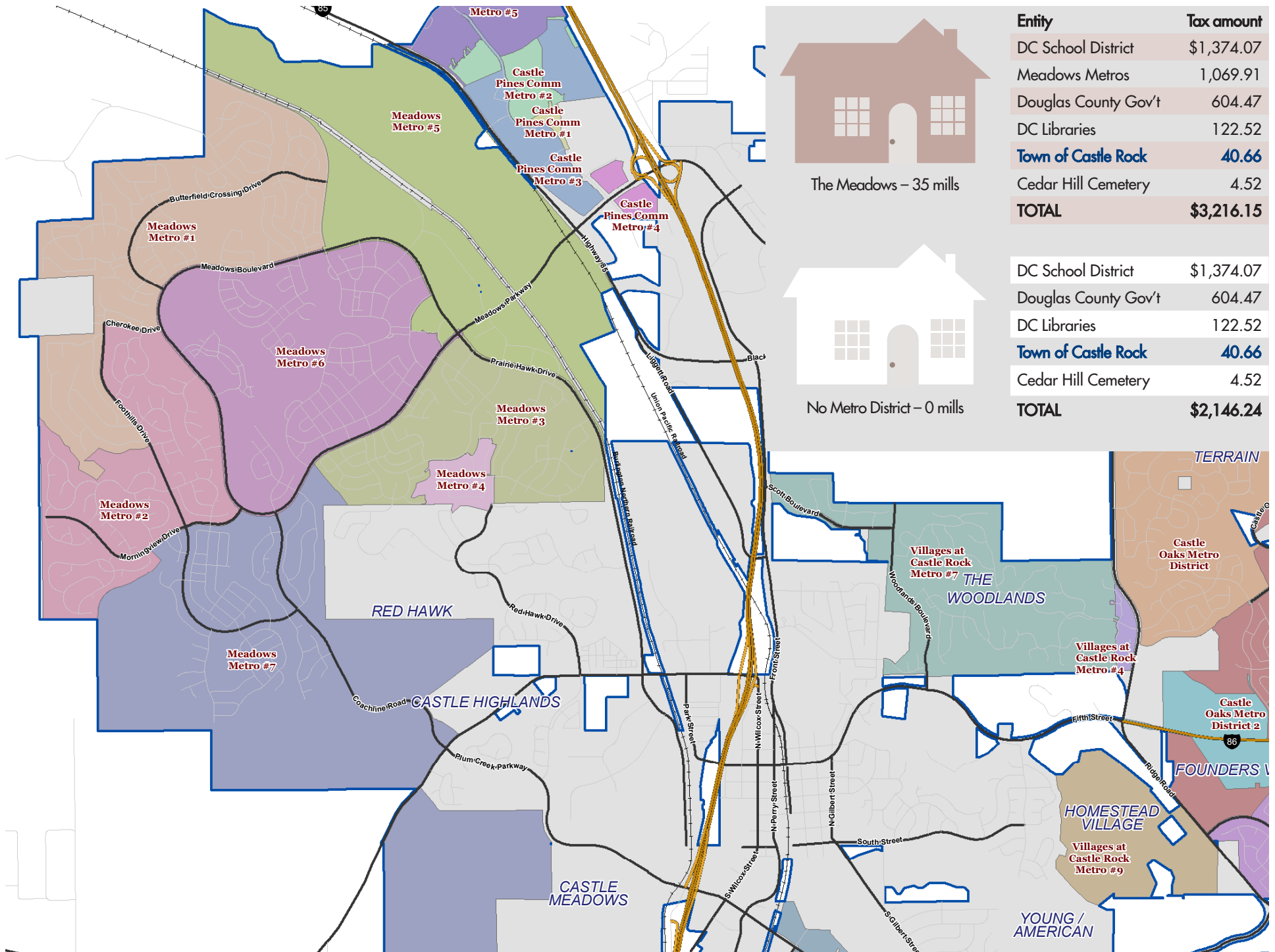
|                            |                   |
|----------------------------|-------------------|
| Crystal Valley Metro #2    | \$1,842.82        |
| DC School District         | 1,374.07          |
| Douglas County Gov't       | 604.47            |
| DC Libraries               | 122.52            |
| <b>Town of Castle Rock</b> | <b>40.66</b>      |
| Cedar Hill Cemetery        | 4.52              |
| <b>TOTAL</b>               | <b>\$3,989.06</b> |



Plum Creek – 0 mills



Crystal Valley – 60.284 mills





Castle Oaks/Terrain – 55.277 mills

| Entity                     | Tax amount        |
|----------------------------|-------------------|
| Castle Oaks Metro #3       | \$1,689.76        |
| DC School District         | 1,374.07          |
| Douglas County Gov't       | 604.47            |
| DC Libraries               | 122.52            |
| <b>Town of Castle Rock</b> | <b>40.66</b>      |
| Cherry Creek Basin         | 14.64             |
| Cedar Hill Cemetery        | 4.52              |
| <b>TOTAL</b>               | <b>\$3,850.64</b> |



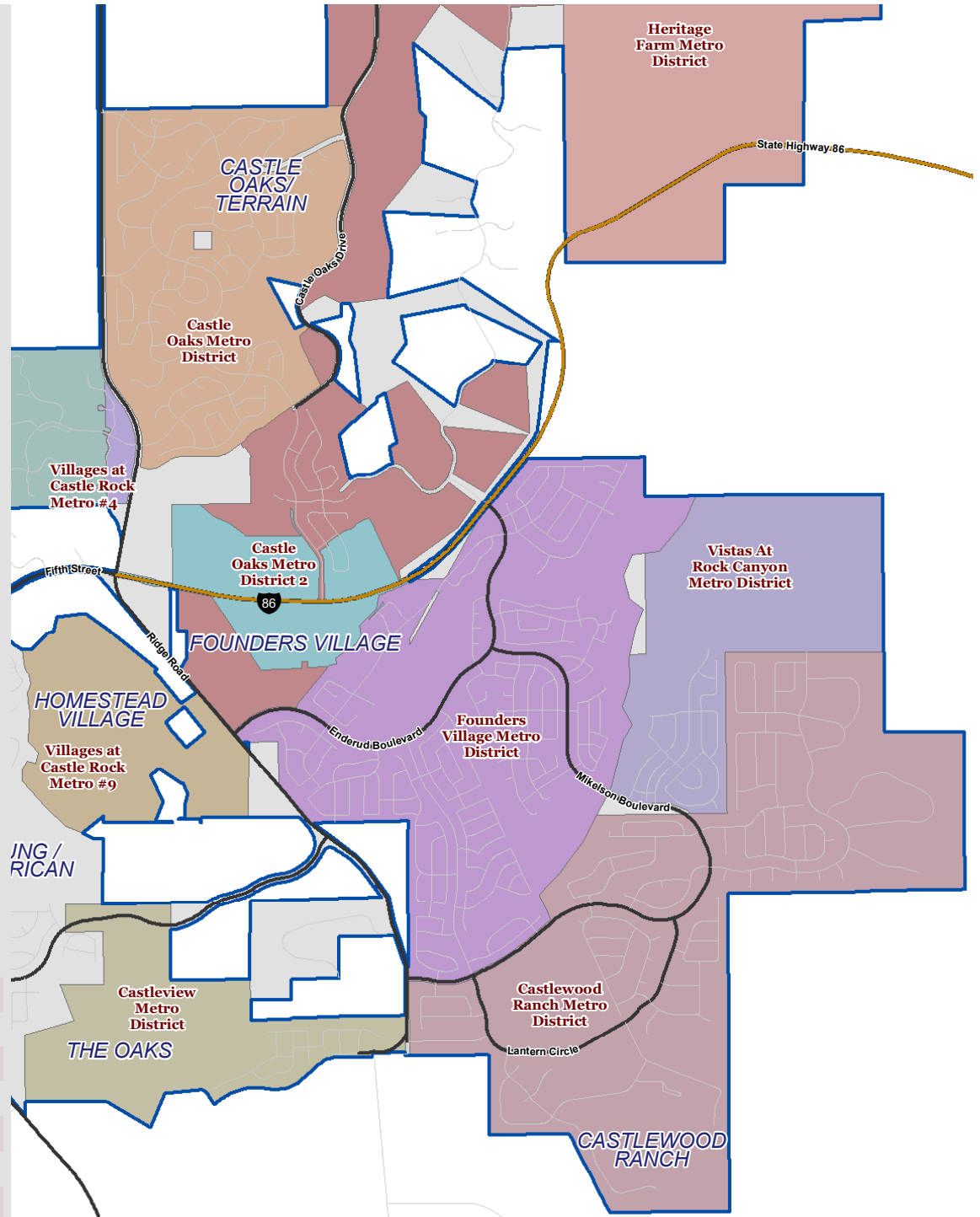
Founders Village – 87.253 mills

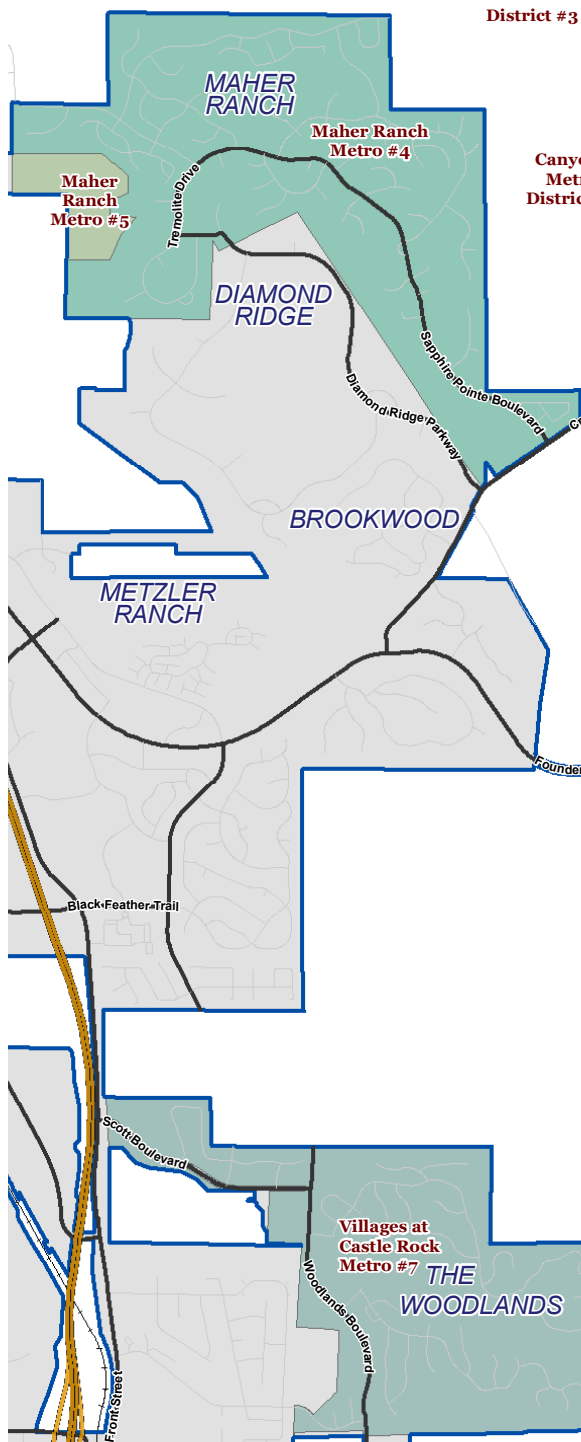
| Entity                     | Tax amount        |
|----------------------------|-------------------|
| Founders Village Metro     | \$2,667.23        |
| DC School District         | 1,374.07          |
| Douglas County Gov't       | 604.47            |
| DC Libraries               | 122.52            |
| <b>Town of Castle Rock</b> | <b>40.66</b>      |
| Cherry Creek Basin         | 14.64             |
| Cedar Hill Cemetery        | 4.52              |
| <b>TOTAL</b>               | <b>\$4,828.11</b> |



Castlewood Ranch – 40 mills

| Entity                     | Tax amount        |
|----------------------------|-------------------|
| DC School District         | \$1,374.07        |
| Castlewood Ranch Metro     | 1,222.76          |
| Douglas County Gov't       | 604.47            |
| DC Libraries               | 122.52            |
| <b>Town of Castle Rock</b> | <b>40.66</b>      |
| Cherry Creek Basin         | 14.64             |
| <b>TOTAL</b>               | <b>\$3,379.12</b> |





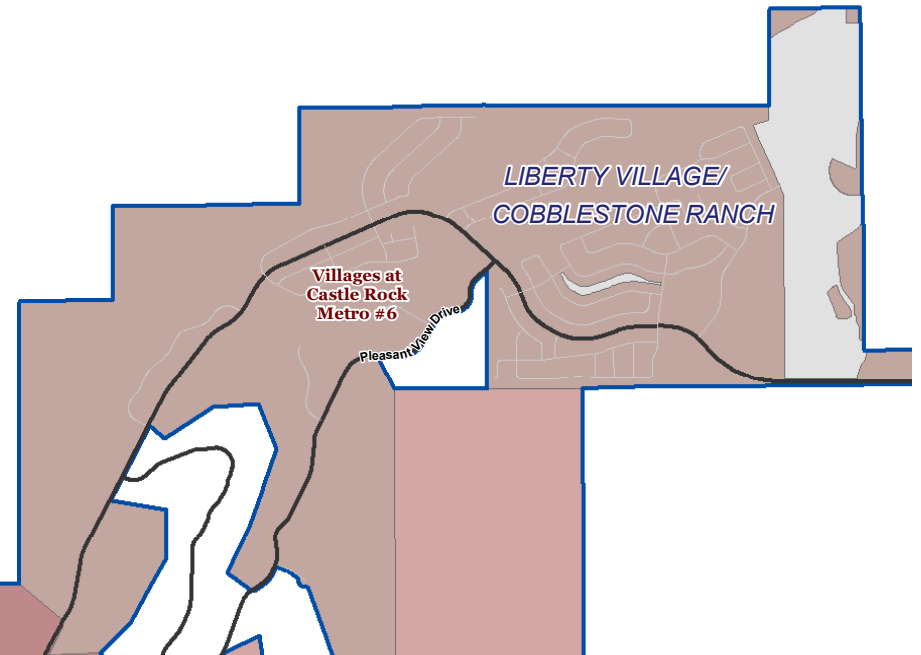
District #3

Canyo  
Metr  
District



Sapphire Pointe – 35.5 mills

| Entity                     | Tax amount        |
|----------------------------|-------------------|
| DC School District         | \$1,374.07        |
| MaHer Ranch Metro #4       | 1,085.20          |
| Douglas County Gov't       | 604.47            |
| DC Libraries               | 122.52            |
| <b>Town of Castle Rock</b> | <b>40.66</b>      |
| Cherry Creek Basin         | 14.64             |
| Cedar Hill Cemetery        | 4.52              |
| <b>TOTAL</b>               | <b>\$3,246.08</b> |



Cobblestone Ranch – 76.332 mills



The Woodlands – 15.695 mills

| Entity                     | Tax amount        |
|----------------------------|-------------------|
| Villages@CR Metro #6       | \$2,333.38        |
| DC School District         | 1,374.07          |
| Douglas County Gov't       | 604.47            |
| DC Libraries               | 122.52            |
| <b>Town of Castle Rock</b> | <b>40.66</b>      |
| Cherry Creek Basin         | 14.64             |
| Cedar Hill Cemetery        | 4.52              |
| <b>TOTAL</b>               | <b>\$4,494.27</b> |

|                            |                   |
|----------------------------|-------------------|
| DC School District         | \$1,374.07        |
| Douglas County Gov't       | 604.47            |
| Villages@CR Metro #7       | 479.78            |
| DC Libraries               | 122.52            |
| <b>Town of Castle Rock</b> | <b>40.66</b>      |
| Cedar Hill Cemetery        | 4.52              |
| <b>TOTAL</b>               | <b>\$2,626.02</b> |