



Lisa Frizell
Douglas County Assessor

Why an Assessor's Office?



- Statutory position created in the Constitution to support funding of government services
- In 1876, property tax was the primary revenue source for both state and local govt.
- 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 property
 - List property
 - Classify property
 - Value property
- All property is taxable unless specifically exempted by the constitution or statute

The Rules



- Reappraise every two years in odd numbered years
- Appraisal date defined as the June 30 preceding the reappraisal year
 - For 2019, appraisal date is June 30, 2018
- 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

The Rules

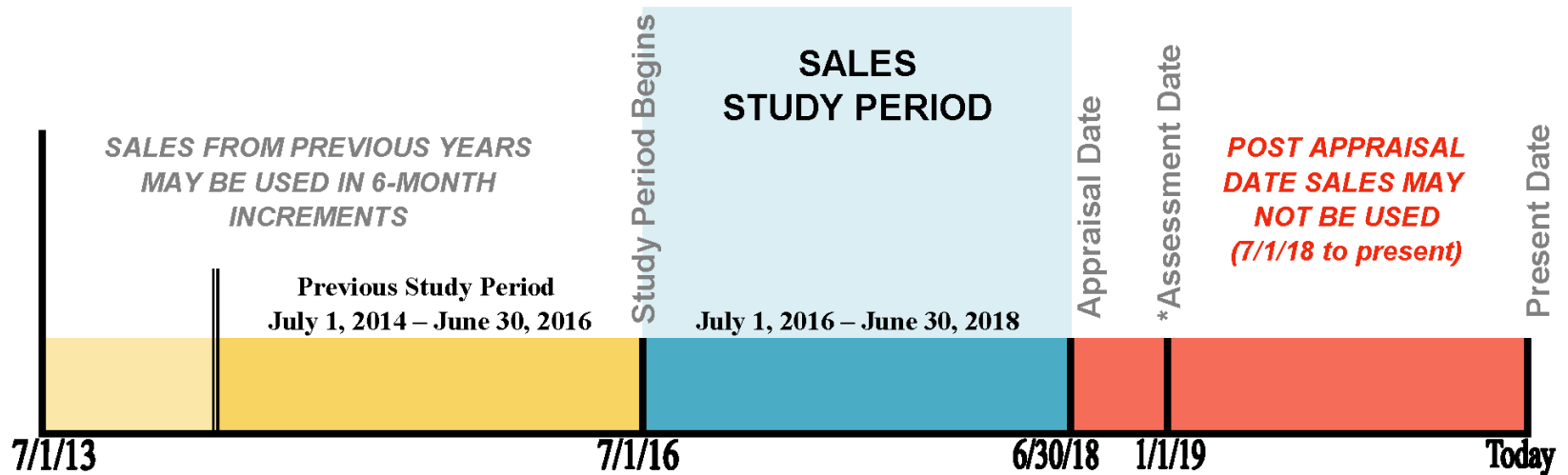


- Sales from the statutory 18 month Study Period are used for valuation, but we can go back in 6-month increments for additional sales
- Required to evaluate sales in period for appreciation/depreciation and apply adjustments as appropriate
- Notices of Valuation are mailed by May 1st to notify taxpayer of property value
- Taxpayers may appeal their property value beginning May 1st through June 1st in person, in writing, or online.

2019-2020 Sales Study Period



2019 / 2020 Valuation Study Period *Appraisal Date June 30, 2018*



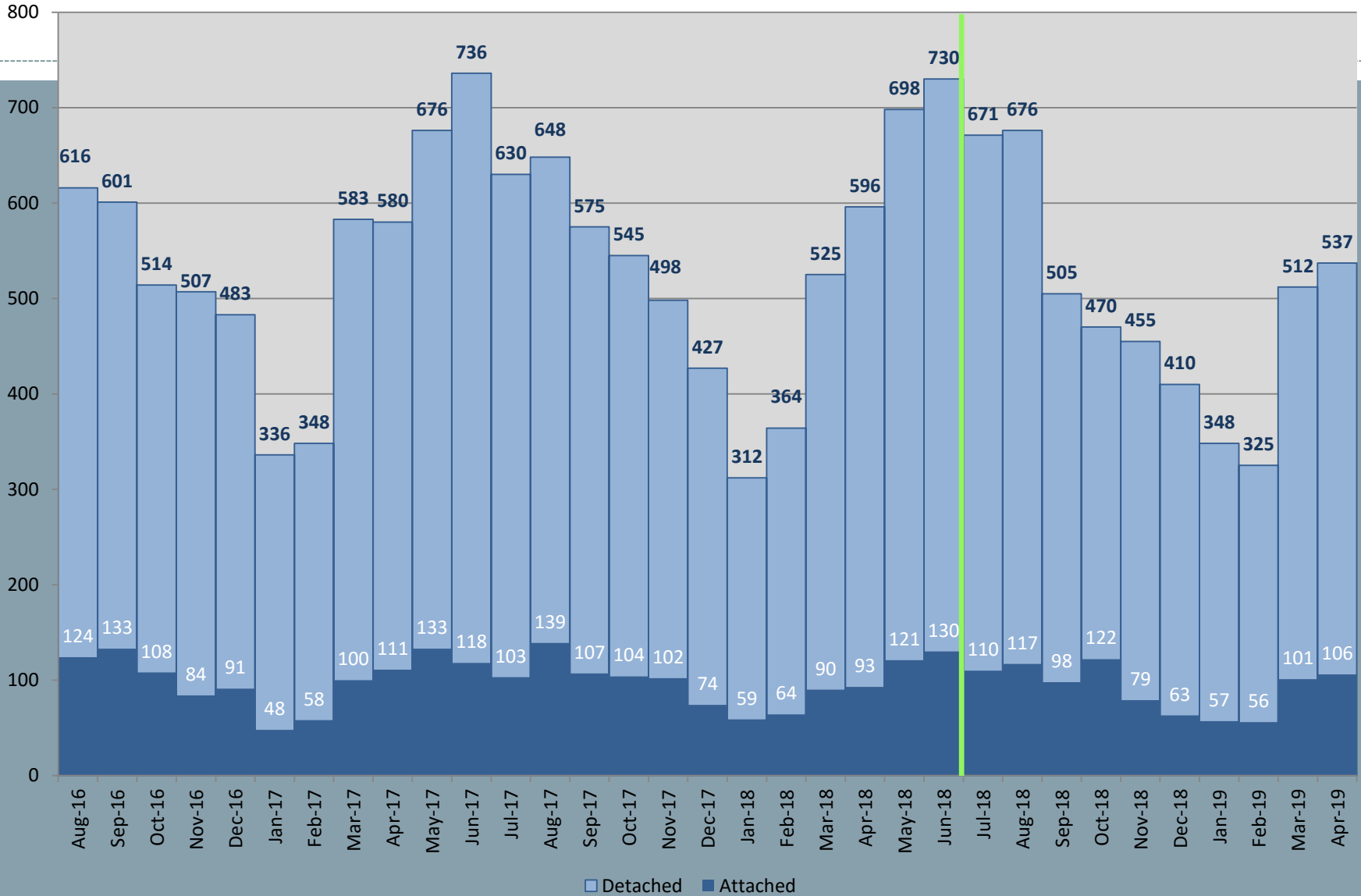
* Values are based on condition and level of property completion as of the Jan. 1 Assessment date.

Residential Property

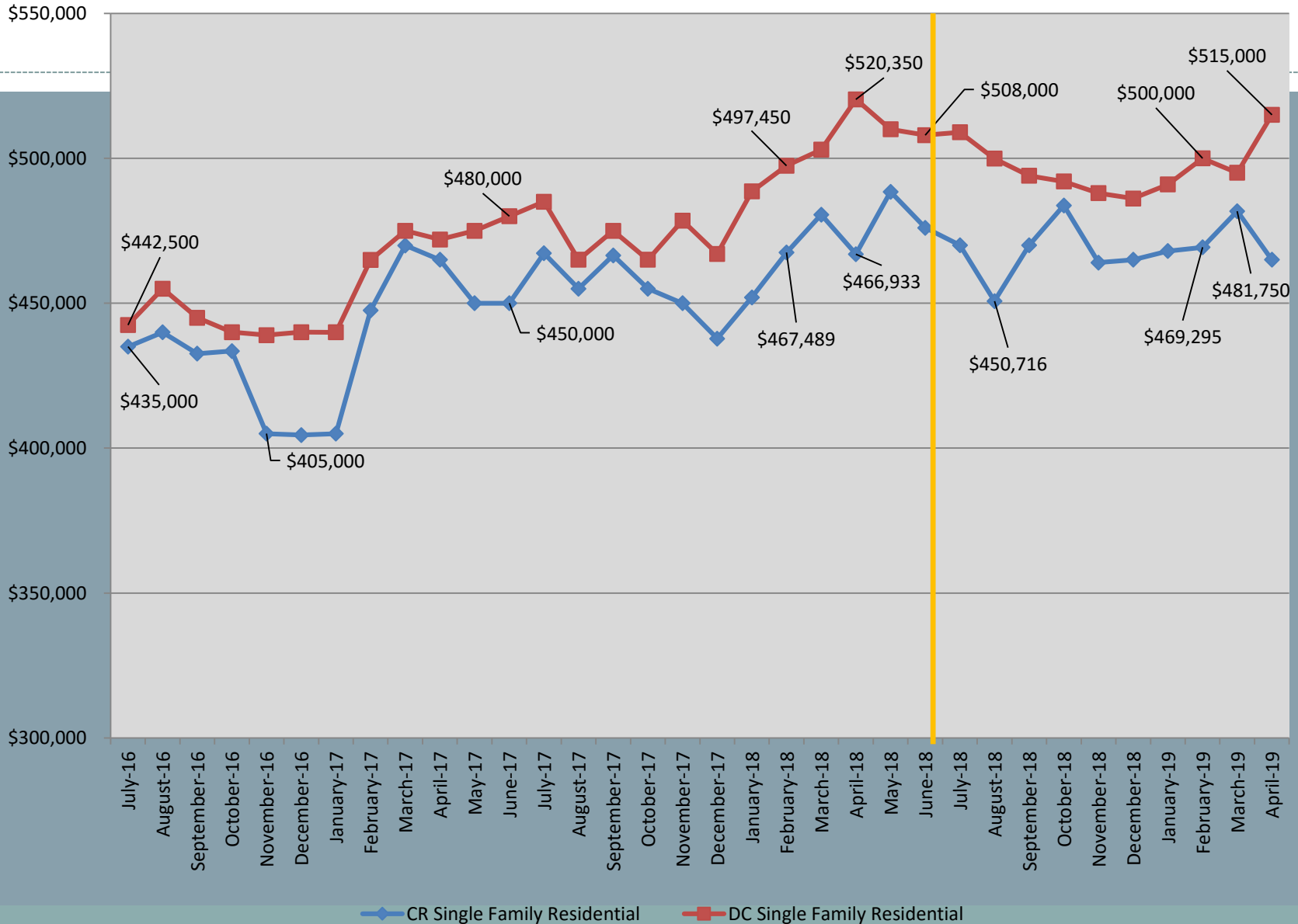


- Very small adjustment to the RAR will result in large property tax increases
- Approximately 20,000 sales county-wide
- Median increase of 14.5% in Single Family Residential
- Median increase of 16% in Attached Housing

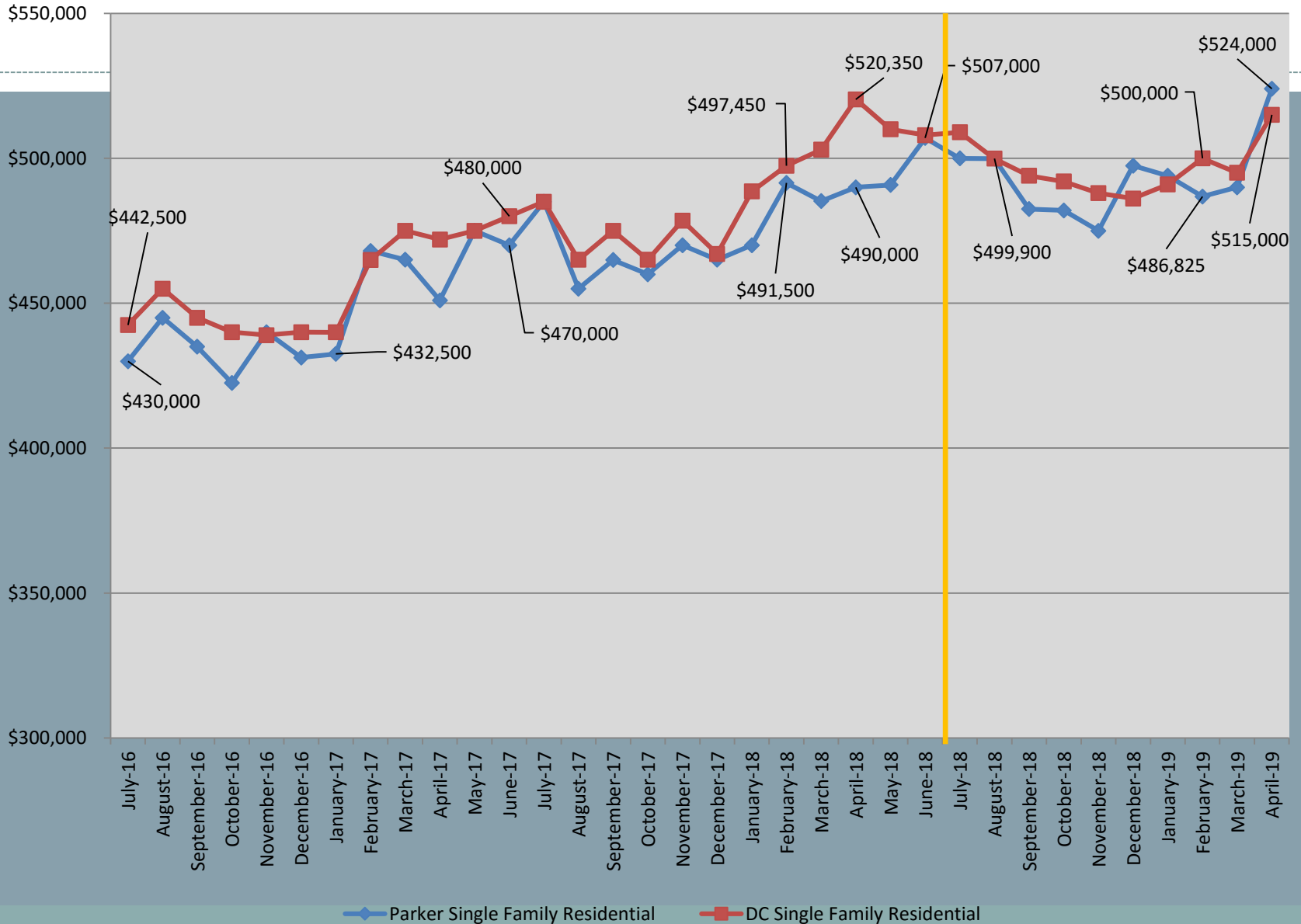
DC Monthly Sales by Property Type



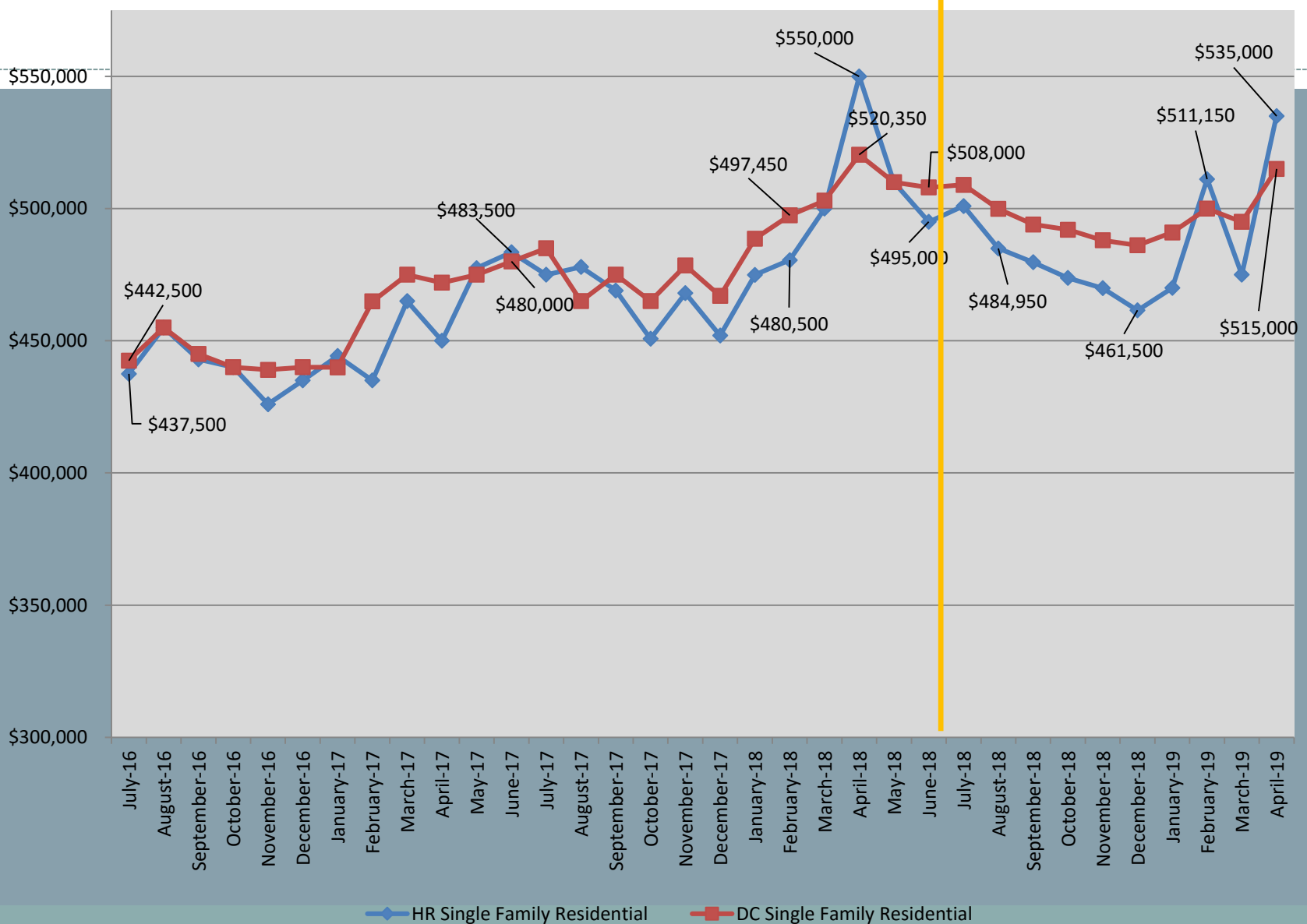
Castle Rock Median Sale Price by Month



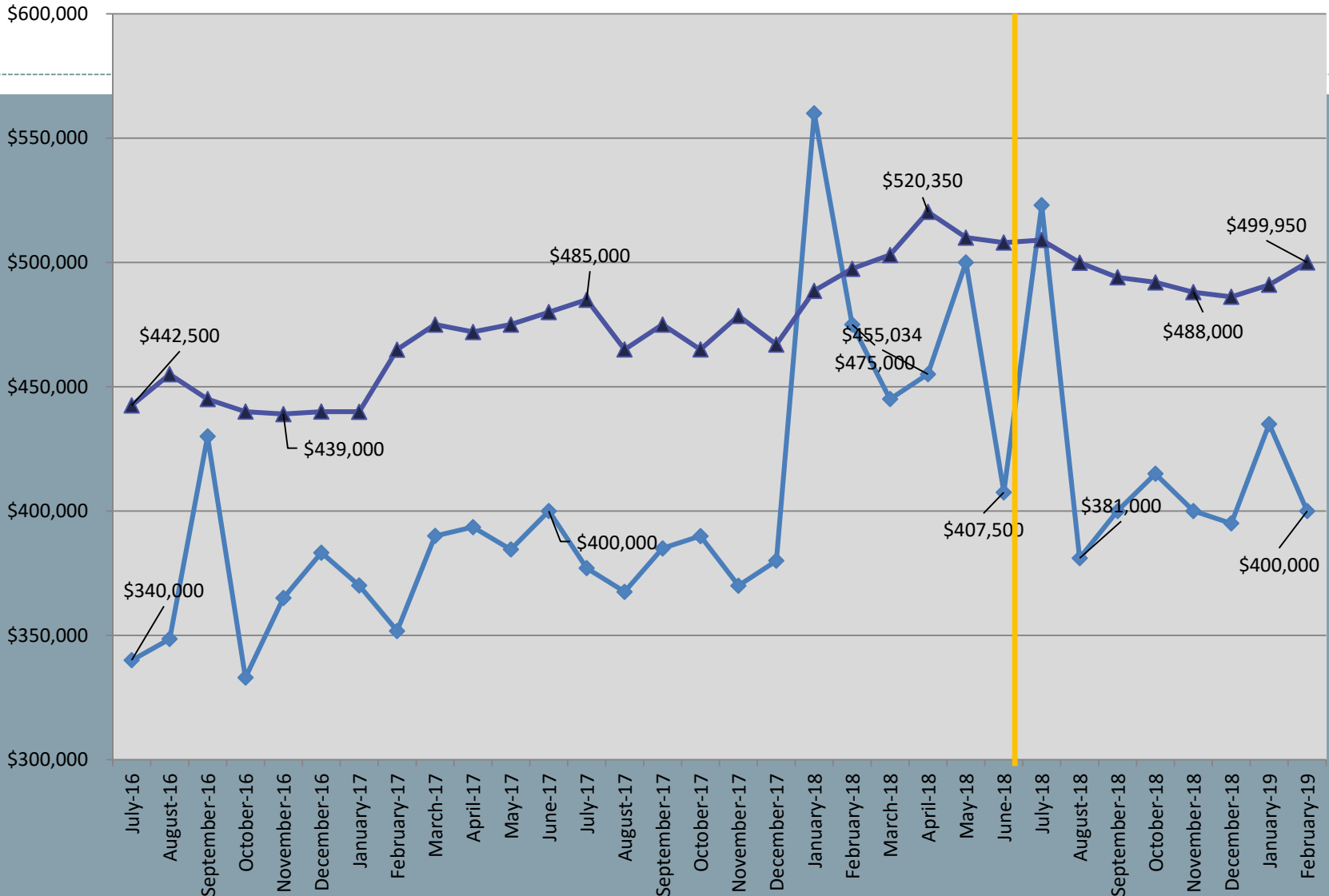
Parker Median Sale Price by Month



Highlands Ranch Median Sale Price by Month

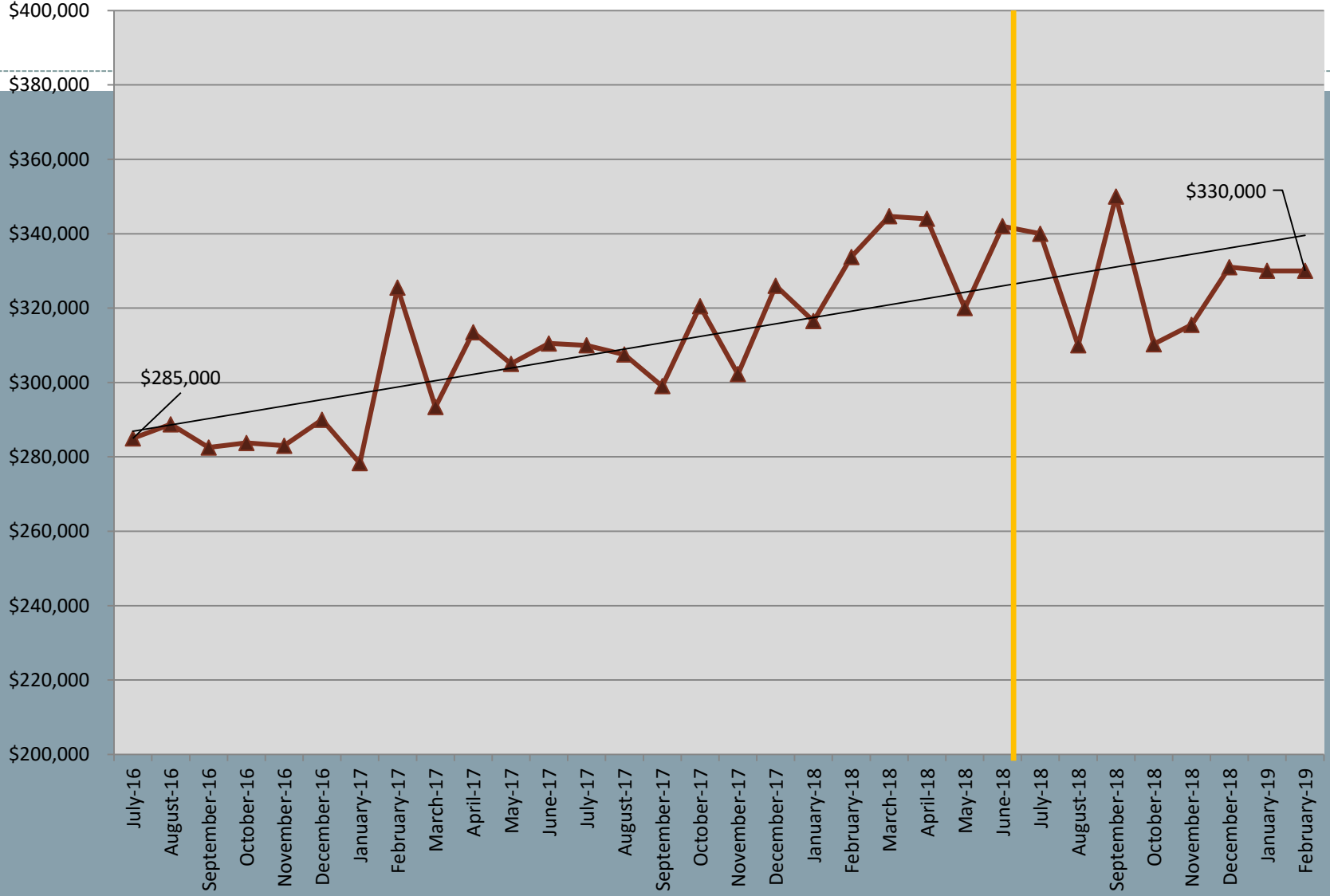


Roxborough Median Sale Price by Month



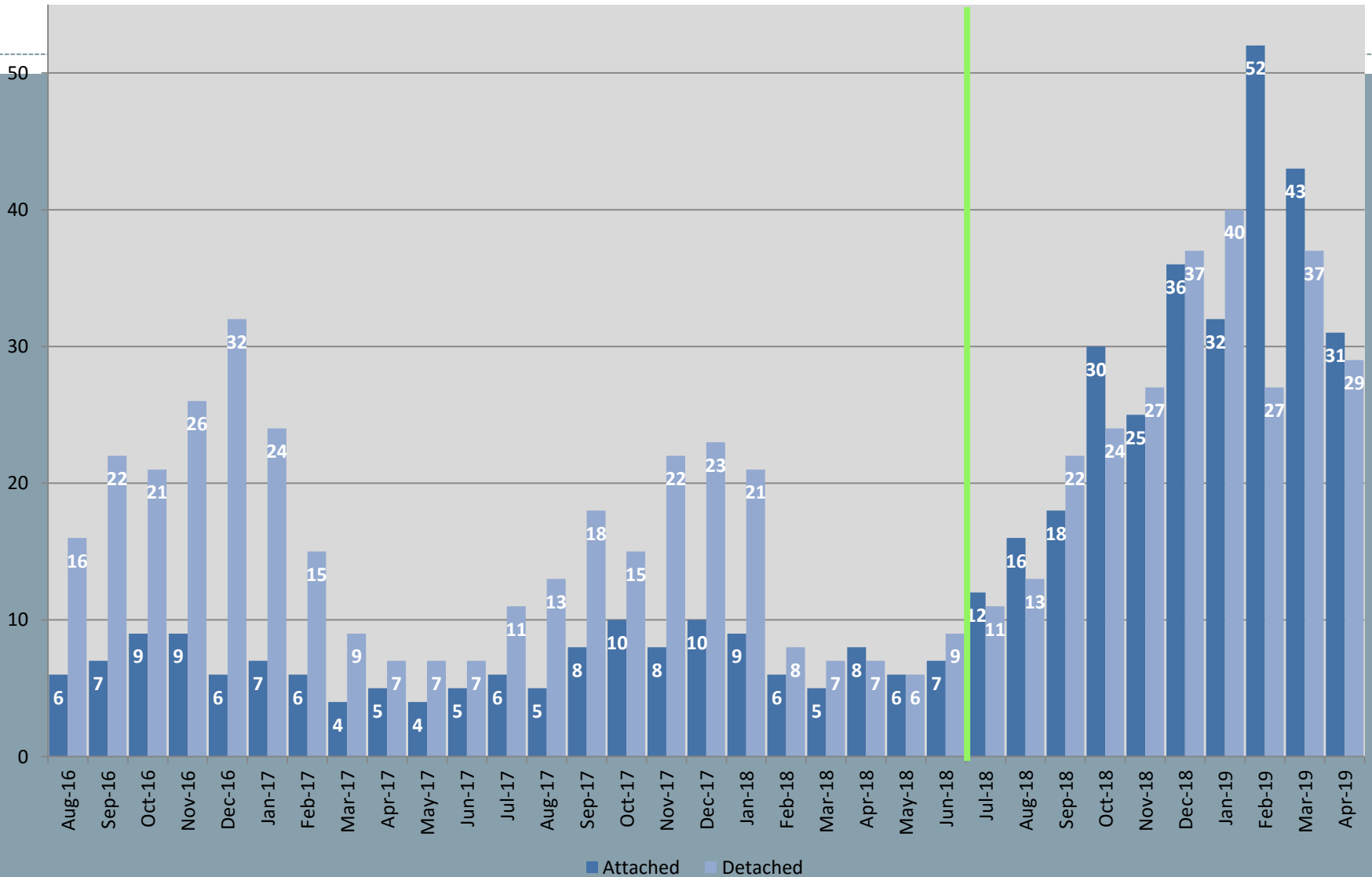
◆ ROX Single Family Residential
 ■ #REF!
 ▲ DC Single Family Residential
 ▲ #REF!

Median Sale Price by Month



▲ DC Condo/TH Median — Linear (DC Condo/TH Median)

DC Absorption by Property Type



Reappraisal Info



- Notices of Valuation Mail Prior to May 1
- Values based on Appraisal Date 6/30/18
- Study Period Sales from 7/1/2016 through 6/30/18
- Appeal Value Between May 1 and June 1
- Notices of Determination Mailed Aug. 15
- County Board of Equalization Appeals Begin September 1

Property Taxes



Calculating Property Taxes:

Actual Value * Assessment Rate * Mill Levy / 1000

Property Taxes are Payable in arrears

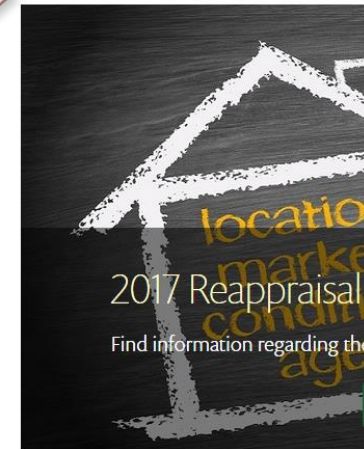
- 2017 & 2018 values resulted in revenue in 2018 and 2019
- 2019 & 2020 values will result in revenue in 2020 and 2021

Researching Property Sales

- Neighborhood Sales Search
- Account Number
- Subdivision Sales Search
- Advanced Search (fka Quick Reports)

HELP ME WITH:

- Appeals
- DC Maps
- Advanced Search
- Senior Information
- Forms
- Update Mailing Address
- Get Taxes Due
- Sales Search
- Assessor Data
- Search Assessor Website



DOUGLAS COUNTY
ASSESSOR'S OFFICE COLORADO

Find Property Help

Refine By: Distance My Neighborhood Residential SF Quality Style Year Built Acres Bsmnt SF
Finished Bsmnt SF Sale Date 2016-07-01 - 2018-06-30

Subject Property Comparables: Empty

107 Douglas Fir Ave
Distance: N/A Account No.: R0081234 Sale Date: 12/02/2010
Unadjusted Price: \$0 Residential SF: 1,600 Style: Bi Level

23 Nearby Sales Sort

198 Cedar Ave Add Comp \$329,700
Distance: 211 ft Account No.: R0077032 Sale Date: 12/05/2016 Unadjusted Price: \$305,000 Residential SF: 1,688 Style: Bi Level
107 Elm Ave Add Comp \$355,518
Distance: 449 ft Account No.: R0077614 Sale Date: 09/08/2017 Unadjusted Price: \$346,000 Residential SF: 1,712 Style: Bi Level
118 Elm Ave Add Comp \$346,458
Distance: 847 ft Unadjusted Price: \$340,500

Comparables

Map Satellite Spataleat

Map data ©2019 Google 100 m Terms of Use Report a map error

Thank You!



Lisa Frizell
Douglas County Assessor

lfrizell@douglas.co.us

303-663-6220

www.douglas.co.us



D
a
V
f