

Property Taxes

Frequently Asked Questions

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Definition of Terms

Assessment or Assessed Value – The valuation used for only property tax purposes. It represents the actual value of the property times the assessment rate. (Example: \$129,000 Actual Property Value X 7.96% State Residential Assessment Rate = \$10,268 Assessed Taxable Value)

Assessment Rate – A statutory rate or percentage which when multiplied times the actual value of the property results in the assessed value used for property tax purposes. The assessment rate for residential property is 7.96% (Single Family Homes, Mobile Homes, Condominiums, Townhomes, Multi-Family, etc.). All other property has an assessment rate of 29% (Vacant Land, Commercial, Industrial, Agricultural, Natural Resource Property, etc.) Actual Value X Assessment Rate = Assessed Value

Levy – The total amount of money to be raised from the property tax as set forth in the budget of a taxing jurisdiction. Also, used when referring to the millage rate. Sometimes people will use term to refer to the property tax bill sent to an individual property owner.

Mill – One mill is 1/1000th.

Mill Levy – The mill levy is multiplied times the assessed value of a property to determine the amount of taxes due. (Example: 87.925 mill levy times \$15,000 assessed valuation divided by 1,000 would equal \$1318.87 property tax).

Tax Base - Total assessed value in a given tax district or taxing authority

Tax Rate – Rate in dollars which when applied to each \$1000 of assessed value will give the tax amount. Rate varies from one district to another depending on the tax base and the needs of the people in that district or jurisdiction.

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When are property taxes due?

Property taxes are due on January 1 of each year, but have until the following deadlines to pay without interest:

First Half	February 28
Second Half	June 15
In Full	April 30

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What do my property taxes pay?

Property taxes pay for local government services, such as the following:

- Public Schools
- Police, Sheriff, and Fire Protection
- City and County Roads
- Water and Sewer Lines
- Public Libraries
- Recreation and Parks
- Public Health
- Human Services

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How are my property taxes calculated?

Property Taxes are calculated using the actual value determined by the County Assessor. The actual value is multiplied times the statutory assessment rate dependant upon the classification of the property. The resulting value is termed assessed value. All property tax calculations are based upon the assessed value of the property. The assessed value divided by 1,000 is then multiplied times the mill levy or tax rate established by each separate taxing authority (i.e., county, city, water, fire, sanitation, and other special taxing authorities).

An example of how property taxes are calculated on a residential property is noted below:

Calculation Description

\$200,000	Actual Value of property as determined by the County Assessor
7.96%	Multiplied times the Assessment Rate (depends upon the class of property)
\$15,920	Equals Assessed Value
87.753	Multiplied times the Mill Levy (determined by taxing authorities by property location)
1,000	Divided by 1,000 because one mill is 1/1000 th
\$1,397.03	Tax Amount

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Who sets the value for my property?

The actual values are determined by the County Assessor and the assessed values are derived from the actual values using formulas set by the State of Colorado. All properties are "Re-Assessed" every two years, on the odd years. 2009 is considered to be a re-assessment year.

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What is a Mill Levy and how is it figured?

The mill levy is the tax rate used to calculate the tax bills of individual properties within a taxing area (or district). Each taxing authority determines how much revenue they need from property taxes and divides that by the total assessed value of the properties within their boundaries, as supplied by the Assessor. The resulting tax rate is multiplied by 1000 to come up with the mill levy.

Example:	Property Tax Revenue Needed	\$2,500,000.00
	/ Total Assessed Value	\$31,350,000.00
	= Tax Rate	0.079745
	X 1000	1000
	= Mill Levy	79.745

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How much does Commerce City levy for Property Tax?

The Commerce City mill levy is 3.28, which has not changed for over 20 years. This levy is one portion of the total tax rate resulting from all the taxing governments within a particular tax district. For example, most of the historic part of the city is within tax district #250. Each subdivision in the city's northern range is located within a different tax district because the developers of the subdivisions set up one or more metropolitan districts to pay for public improvements like water and sewer mains and streets.

Below is a comparison of 2009 levies for \$100,000 of market value for tax districts 250 in the historic part of the city and 466 in the Reunion subdivision.

Adams County Tax District Report

Tax Area:466 (One Location in Northern Range)		Assessed Value 7,960	Market Value 100,000	Tax Area:250 (One Location in Historic City)	
Name	Mill Levy	Taxes	Taxes	Mill Levy	Name
RANGEVIEW LIBRARY DISTRICT	3.659	\$ 29.13	\$ 29.13	3.659	RANGEVIEW LIBRARY DISTRICT
COMMERCE CITY	3.28	\$ 26.11	\$ 26.11	3.28	COMMERCE CITY
COUNTY	26.809	\$ 213.40	\$ 213.40	26.809	COUNTY
RTD	0	\$ -	\$ -	0	RTD
School District 27J GEN	45.215	\$ 359.91	\$ 357.89	44.961	School District Adams 14 GEN
SOUTH ADAMS WATER & SAN	3.102	\$ 24.69	\$ 24.69	3.102	SOUTH ADAMS WATER & SAN
URBAN DRAINAGE SOUTH PLATTE	0.063	\$ 0.50	\$ 0.50	0.063	URBAN DRAINAGE SOUTH PLATTE
URBAN DRAINAGE & FLOOD CONTROL	0.528	\$ 4.20	\$ 4.20	0.528	URBAN DRAINAGE & FLOOD CONTROL
COMMERCE CITY NORTH INFRASTRUCTURE	27	\$ 214.92	\$ -		
NORTH RANGE METRO DIST #1	63	\$ 501.48	\$ -		
FIRE DISTRICT 4 IGA (SOUTH ADAMS)	4.3	\$ 34.23	\$ 34.23	4.3	FIRE DISTRICT 4 SOUTH ADAMS
NORTH RANGE METRO #1SUBDISTRICT	3	\$ 23.88	\$ -		
Total	179.956	\$ 1,432.45	\$ 690.15	86.702	Total

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What is the Commerce City North Infrastructure on my tax notice?

This District was formed to install water and sewer trunk lines in 1998 and then expanded to include road improvements in 2005. The improvements to 104th Avenue were funded by this District. The City Council also serves as the Board of Directors for the Commerce City Northern Infrastructure General Improvement District, which is located in the city's northern range. The current levy for the District is 27 mills. The mill levy was reduced from 30 mills in 2006.

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How can I access my Tax Area / Assessment information?

- Go to the Adams County Website (www.co.adams.co.us)
- Click on "Public Records Search" (found in the left column)
- Click on "Assessor / Treasurer Records"
- You can search by
 - Owner's Name
 - Parcel Number
 - Street Number
 - Other Options
- Once in the property record, the Tax Area (district) is highlighted in Blue. The individual levies making up the tax rate can be viewed by clicking on the number.

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