

# Assessed Valuation & Mill Rate Fiscal Year 2019-20

**EXECUTIVE BRIEFING FOR  
THE BOARD OF EDUCATION**

**DECEMBER 9, 2019**



**Cherry Creek** **Future Forward** 

*Dedicated to Excellence*

Cherry Creek Schools



# Base Mill Rate

The following slides present information related to the Base Mill Rate in accordance with the TABOR limitations per the Colorado Revised Statutes 22-54-106 (2)(a) (I) (II) (III) (V).



ILLUSTRATIONS ARE PROVIDED TO HIGHLIGHT IMPACTS TO THE LOCAL CHERRY CREEK TAXPAYERS.

# Base Mill Rate

Per C.R.S. 22-54-106 (2)(a) (I) (II) (III) (V)

- ❖ The Base Mill Rate is the State required local mill levy and is the local contribution to the Total Program Contribution in the School Finance formula.
- ❖ Since the TABOR limit sets the Base Mill Levy in accordance with the revenue limits under TABOR, *the mill levy will decline in 2019 for Cherry Creek.*
- ❖ Although Cherry Creek's assessed values with the reassessment cycle have increased 14.9% in 2019, the *Base Mill Rate is calculated so collections will not exceed 5.85% over the prior year collections* of the Base Mill Levy.
  - ✓ *The limit is based on the 2018 CPI-U (increase in inflation of 2.7%) plus the 3.15% growth rate in funded student enrollment in the current 2019-20 school year.*

# Base Mill Rate

## Per C.R.S. 22-54-106 (2)(a) (I) (II) (III) (V)

- ❖ At the time the State implemented the frozen Mill with SB07-199, Cherry Creek's Mill Rate was 27.710 for the Fiscal Year 2006/07. The Base Mill Rate has declined over the period since 2006/07.
- ❖ If Cherry Creek had "de Bruced," the Base Mill Rate under SB07-199 would currently be 27 mills.
- ❖ CCSD annually calculates the Base Mill Rate in accordance with TABOR limitations, and for FY19/20 the mill rate is 18.756.

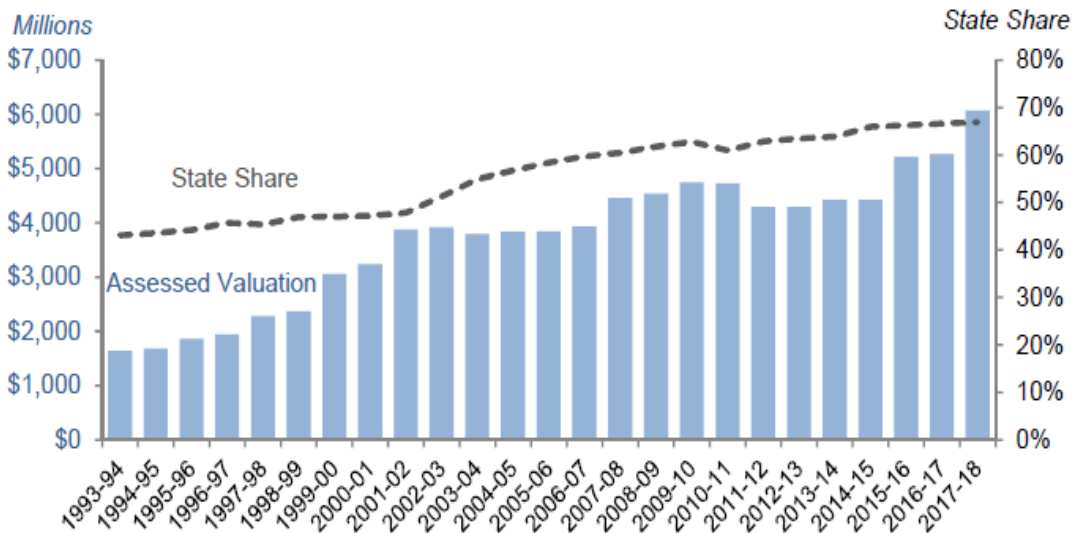
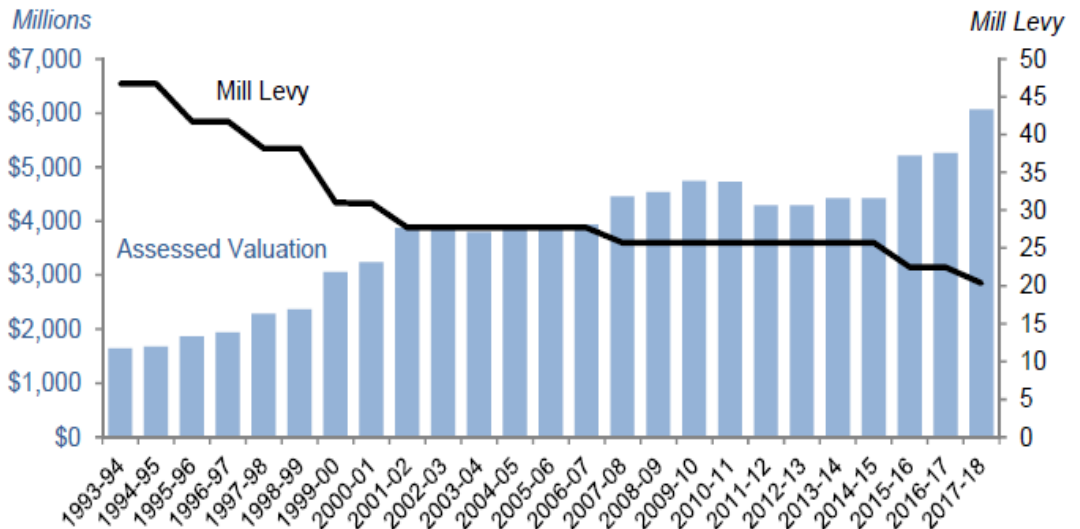
### Base Mill Rate for Cherry Creek

Base Mill Levy TABOR Limit (2019 Actual)	Base Mill Levy if "deBruced" (For Illustration Only)	Estimated Property Tax Difference (For Illustration Only)
\$132,433,953	\$190,643,886	(\$58,209,933)
18.756 Mills	27 Mills	(8.244) Mills

Cherry Creek School District is a large suburban district in the Denver metro area with a high proportion of residential value in its property tax base. As residential values appreciate and district assessed values rise, the district's mill levy is similarly "ratcheted down", shifting an increasing share of the school funding burden to the state.

From a high of 46.739 in FY1993/94 to 20.359 in FY2017/18.

**Figure 8**  
**Assessed Values, School Finance Mill Levies and the Impact on the State Share**  
**For the Cherry Creek School District**



Source: Legislative Council Staff.

# Actual Value by Property Type

(\$ Millions)

Actual Value Year (\$ Millions)	Residential	Commercial	Industrial	Vacant Land	Other	Total
Actual 2018	\$43,765.140	\$9,388.194	\$38.956	\$381.186	\$673.242	\$54,246.718
Actual 2019	\$51,787.939	\$10,533.459	\$44.524	\$513.945	\$643.906	\$63,523.773
2019 % of Total	81.5%	16.6%	0.1%	0.8%	1.0%	100.0%
Inc(Dec)						
\$	\$8,022.799	\$1,145.265	\$5.568	\$132.759	(\$29.336)	\$9,277.055
%	18.3%	12.2%	14.3%	34.8%	(0.4%)	17.1%

# Change in Actual Tax Valuation By Property Type

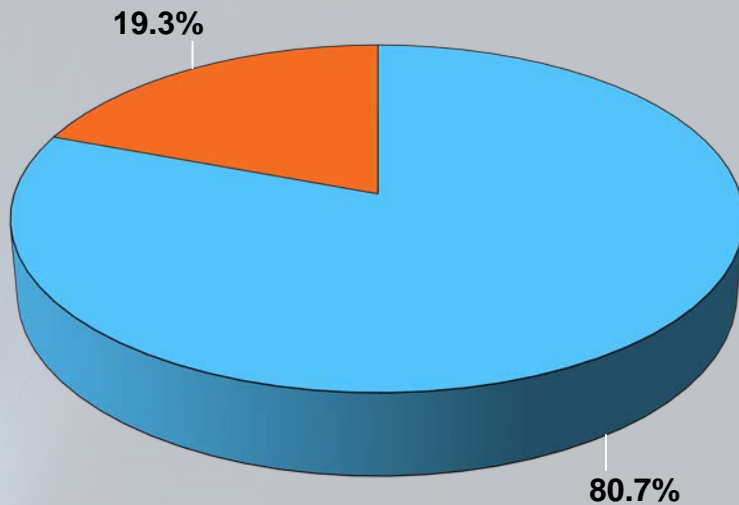
(\$ Millions)

Actual Value (\$ Millions)	Actual 2018	% of Total	Actual 2019	% of Total	Change in Actual Value	% Change
<b>Residential</b>	<b>\$43,765.140</b>	<b>80.7%</b>	<b>\$51,787.939</b>	<b>81.5%</b>	<b>\$8,022.799</b>	<b>18.3%</b>
<b><u>All Other Categories</u></b>						
Vacant	381.186	0.7%	513.945	0.8%	132.759	34.8%
Commercial	9,388.194	17.3%	10,533.459	16.6%	1,145.265	12.2%
Industrial	38.956	0.1%	44.524	0.1%	5.568	14.3%
Agricultural	3.981	<0.1%	1.930	<0.1%	(2.051)	(51.5%)
Natural Resources	0.254	<0.1%	0.150	<0.1%	(0.104)	(41.0%)
Oil & Gas	0.990	<0.1%	10.044	<0.1%	9.054	914.9%
<u>State Assessed</u>	<u>668.017</u>	<u>1.2%</u>	<u>631.782</u>	<u>1.0%</u>	<u>(36.235)</u>	<u>(5.4%)</u>
Total All Other	10,481.578	19.3%	11,735.834	18.5%	1,254.256	12.0%
<b>ACTUAL VALUE</b>	<b>\$54,246.718</b>	<b>100.0%</b>	<b>\$63,523.773</b>	<b>100.0%</b>	<b>\$9,277.055</b>	<b>17.1%</b>

# Actual Value

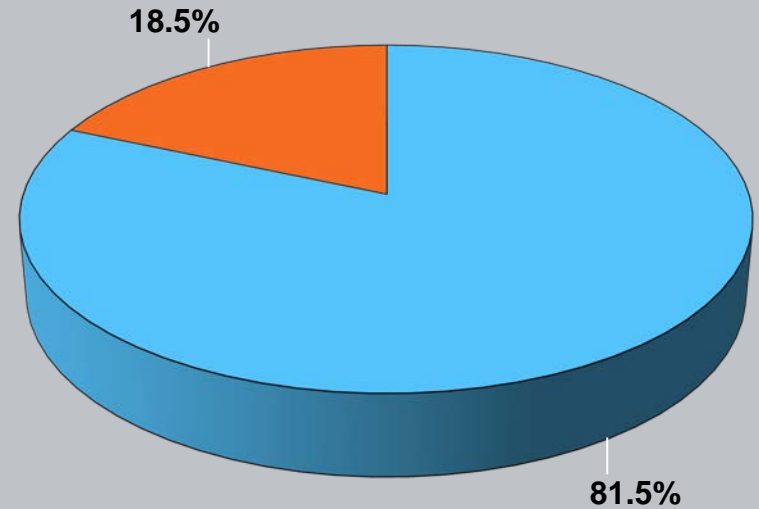
## For Residential & All Other Property Taxes

Actual 2018-19



Residential All Other

Actual 2019-20



Residential All Other



# Change in Assessed Tax Valuation by Property Type

(\$ Millions)

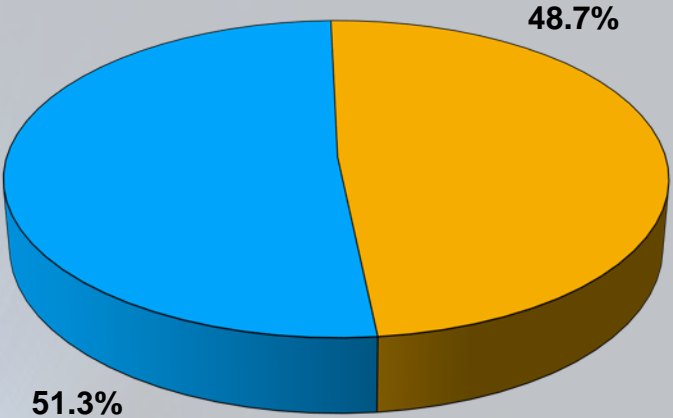
Net Assessed Value (\$ Millions)	Actual 2018	% of Total	Actual 2019	% of Total	Change in Assessed Value	% Change
<b>Residential</b>	<b>\$3,151.090</b>	<b>51.3%</b>	<b>\$3,702.858</b>	<b>52.4%</b>	<b>\$551.768</b>	<b>17.5%</b>
<u>All Other Categories</u>						
Vacant	110.544	1.8%	149.044	2.1%	38.500	34.8%
Commercial	2,677.247	43.5%	3,003.926	42.5%	326.679	12.2%
Industrial	11.297	0.2%	12.912	0.2%	1.615	14.3%
Agricultural	1.154	<0.1%	0.560	<0.1%	(0.594)	(51.5%)
Natural Resources	0.074	<0.1%	0.043	<0.1%	(0.031)	(41.0%)
Oil & Gas	0.375	<0.1%	8.325	0.2%	7.950	2120.7%
<u>State Assessed</u>	<u>193.725</u>	<u>3.2%</u>	<u>183.217</u>	<u>2.6%</u>	<u>(10.508)</u>	<u>(5.4%)</u>
Total All Other	\$2,994.416	48.7%	\$3,358.027	47.6%	\$363.611	12.1%
<b>NET ASSESSED VALUE</b>	<b>\$6,145.506</b>	<b>100.0%</b>	<b>\$7,060.885</b>	<b>100.0%</b>	<b>\$915.379</b>	<b>14.9%</b>

Net of TIF \$45.330 for 2018 assessed value and net of TIF \$50.777 for 2019 assessed value

# Taxable Assessed Value

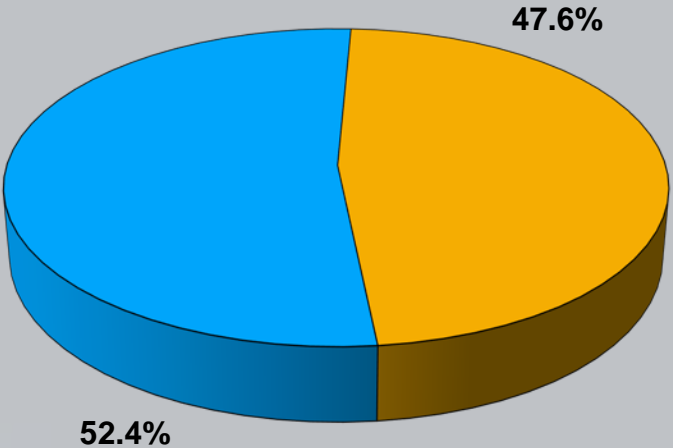
For Residential & All Other Property Taxes

Actual 2018-19



■ Residential ■ All Other

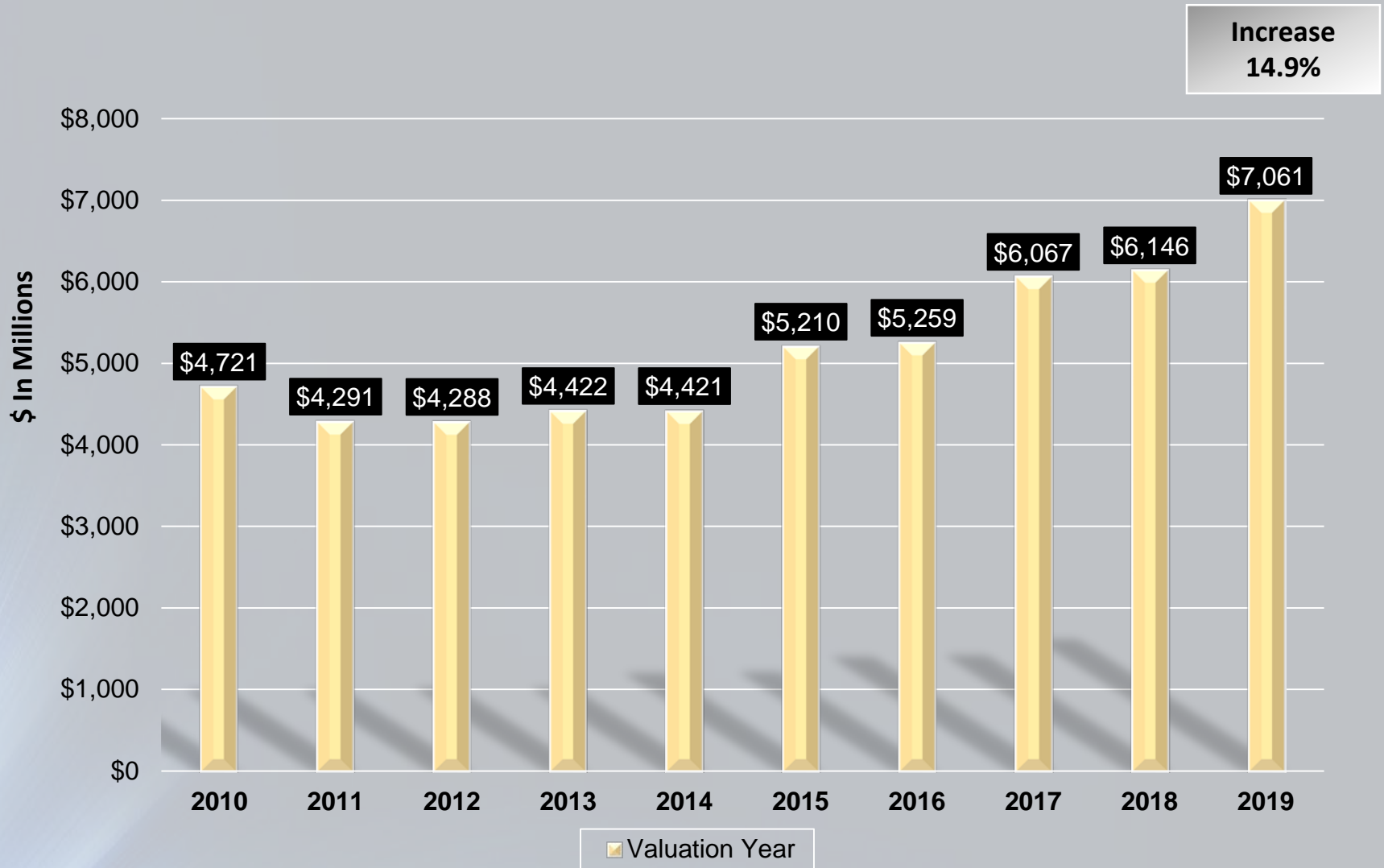
Actual 2019-20



■ Residential ■ All Other

# Taxable Assessed Valuation History

(\$ Millions)

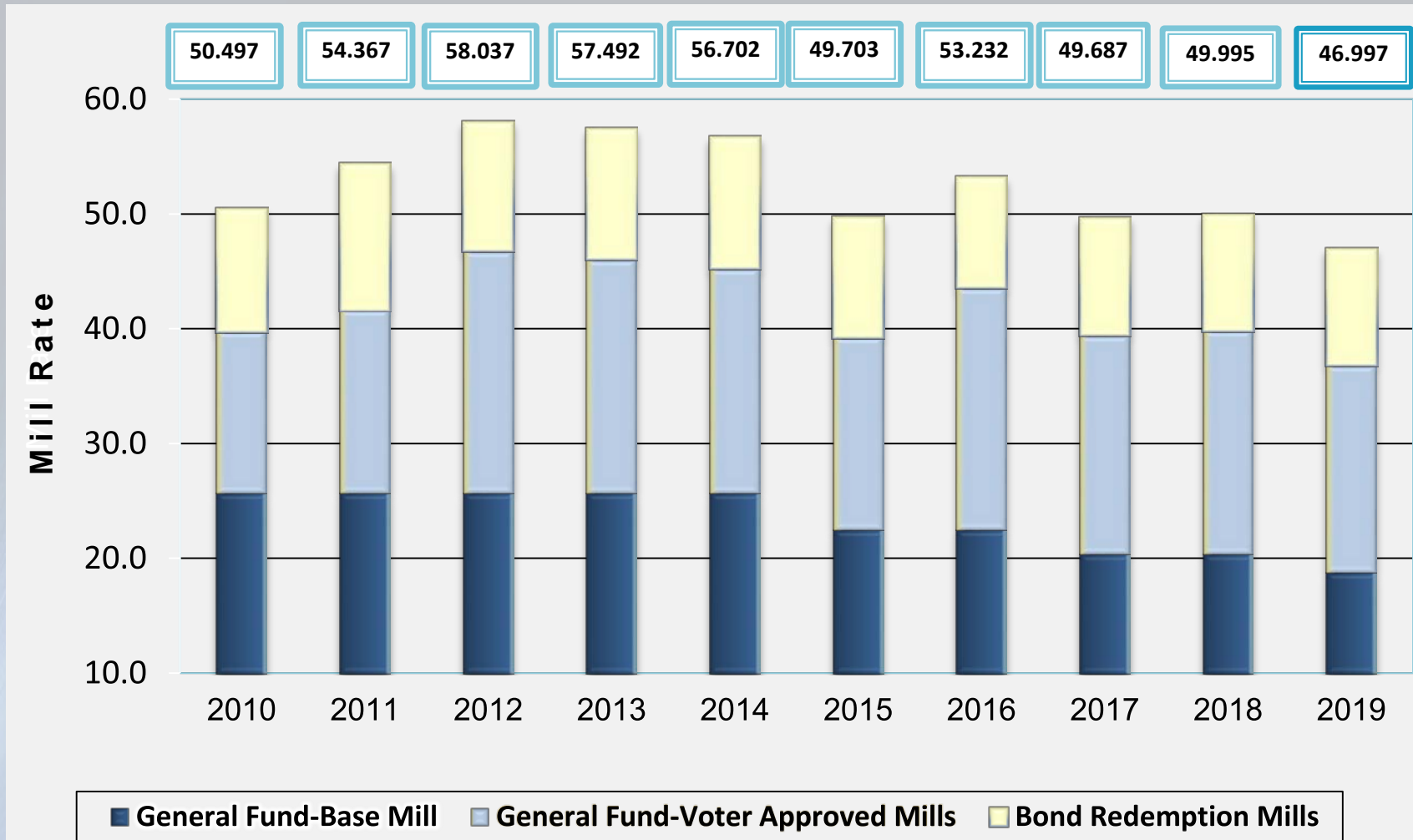


# Comparative Mill Rates & Tax Levies

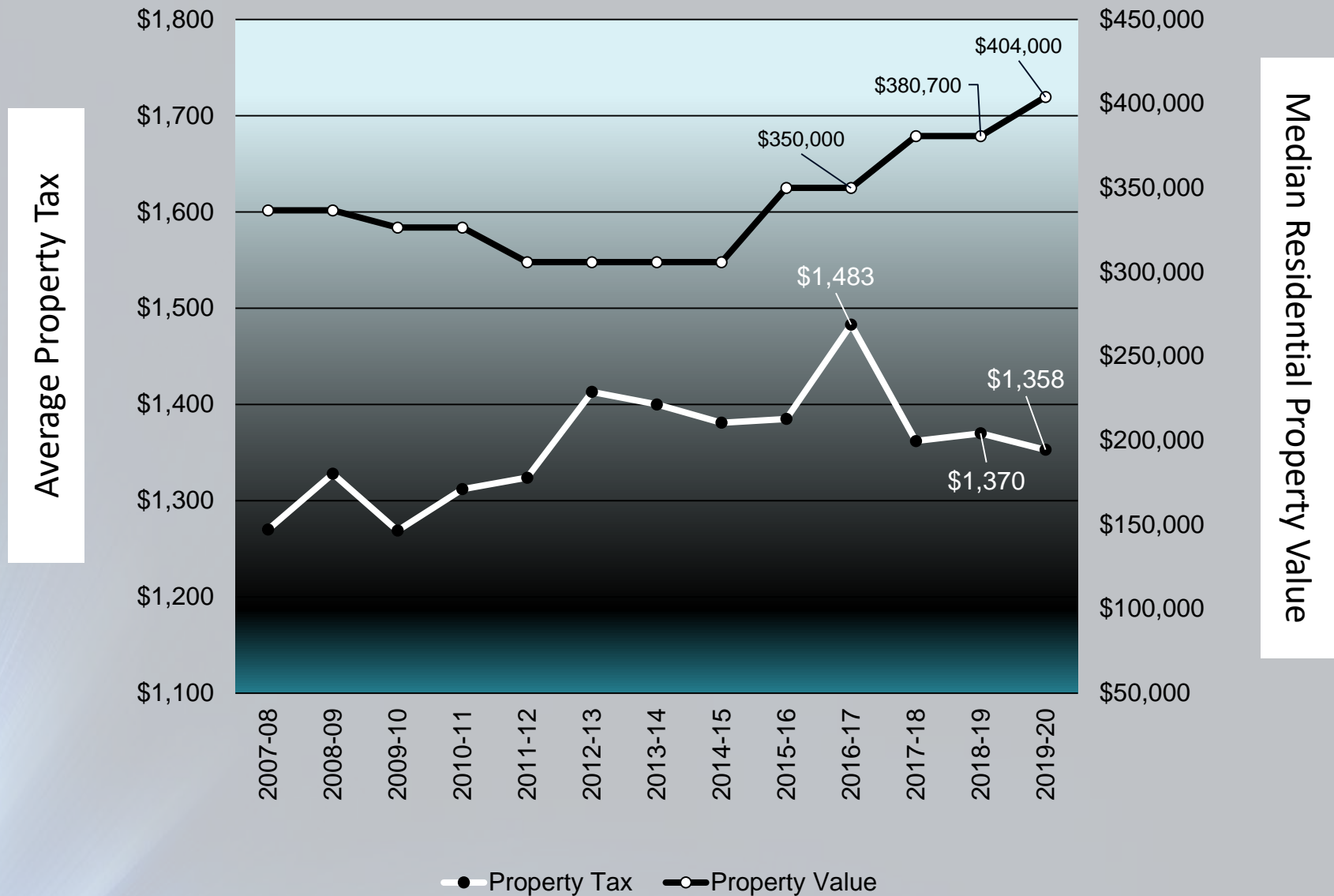
<b>2019 Actual Assessed Valuation of \$7,060,884,668 *</b>	<b>Actual 2018 for FY18-19</b>	<b>Actual 2019 for FY19-20</b>	<b>Mill Rate Change</b>	<b>* Tax Levy Change (\$ in Millions)</b>
<b>Public School Finance Act Requirement</b>	<b>20.359</b>	<b>18.756</b>	<b>(1.603)</b>	<b>\$7.318</b>
<u>Voter Approved</u>				
- Pre 1988 Elections	1.113	0.969	(0.144)	0.002
- 1991, 1998, 2003, 2008, 2012, & 2016 Elections	18.105	16.735	(1.370)	6.899
Tax Abatements & Refunds	0.272	0.391	0.119	1.089
<b>General Fund Subtotal</b>	<b>39.849</b>	<b>36.851</b>	<b>(2.998)</b>	<b>15.308</b>
Bond Redemption Fund	10.146	10.146	--	9.287
<b>Total Mill Levy</b>	<b>49.995</b>	<b>46.997</b>	<b>(2.998)</b>	<b>\$24.595</b>
<b>(\$ in Millions)</b>				
			<b>\$ Change</b>	<b>% Change</b>
Total Property Tax Levy	\$307.245	\$331.840	\$24.595	8.01%

\*Increases in FY19/20 collections is attributable to increase in assessed value of approximately \$915M.

# Mill Levy History by Valuation Year



# Mill Levy History by Valuation Year



# Property Taxes Paid by Year

	ACTUAL 2018		ACTUAL 2019	
	Property Tax	# of Parcels		
RESIDENTIAL	\$157,538,737	93,967	\$174,023,215	95,254
	\$1,370 Avg. Tax per Parcel		\$1,358 Avg. Tax per Parcel	
COMMERCIAL	\$133,848,941	3,067	\$141,175,510	3,099
	\$43,642 Avg. Tax per Parcel		\$45,555 Avg. Tax per Parcel	
ALL OTHER PROPERTIES	\$15,856,872	4,662	\$16,641,672	4,114
	\$3,401 Avg. Tax per Parcel		\$4,045 Avg. Tax per Parcel	
TOTAL	\$307,244,550	101,696	\$331,840,397	102,467

Property tax levy generated an increase in revenue from \$307.24 million in 2018-19 to \$331.84 million in 2019-20, an increase of \$24.60 million, or 8.01%.

# Residential Property Value & Tax

ACTUAL 2018-19	
MILL LEVY	49.995
ASSESSMENT RATE	7.20%
MEDIAN PROPERTY VALUE	\$380,700
PROPERTY TAX	\$1,370

ACTUAL 2019-20	
MILL LEVY	46.997
ASSESSMENT RATE	7.15%
MEDIAN PROPERTY VALUE	\$404,000
PROPERTY TAX	\$1,358

Annual Tax Change For a Median Residential Property Owner	
General Fund	(\$28)
Bond Redemption	16
<b>TOTAL NET DECREASE</b>	<b>(\$12)</b>
<i>Annual decrease for a residential property is \$12</i>	





# Cherry Creek School District

## Our Mission

*“To inspire every student to think,  
to learn, to achieve, to care”*

## Our Vision

*“Dedicated to Excellence”*

