

Previous columns (and emailed comments from readers) are archived at [www.JimSmithColumns.com](http://www.JimSmithColumns.com)

# Real Estate Property Taxes Can Vary Significantly By City and Subdivision

Like sales tax, property taxes can vary greatly around Jefferson County and the metro area, and you might want to consider local mill levies when shopping for your next home.

You may think that property taxes are lower in unincorporated areas, but in fact quite the opposite is true.

There is a core mill levy rate for Jefferson County of 72.63 mills, covering county government and R-1 schools.

Added to that base are local taxes for city government, police protection, fire districts, water & sanitation districts, urban drainage, park & recreation districts, etc. If you're in unincorporated Jeffco, you pay 3.2 mills for the Sheriff's office to protect you, and there are many different water & sanitation and other districts providing coverages that are all included in, for exam-

ple, Golden's 12.34 mill levy. The mill levy on Lakewood homes varies because, unlike

Golden, Lakewood does not provide all municipal services. For instance, the mill levy for the West Metro Fire Protection District (serving Lakewood) is by itself higher than the mill levy for the City of Golden, which pays for that and all other municipal services. Where the mill levies

get really high, however, are in those new subdivisions such as Table Rock (near Highway 93, north of Golden) where a significant mill levy funds the payment of bonds which financed construction of the infrastructure for that neighborhood. In Table Rock, that mill levy by itself amounts to 57.475, boosting the total mill levy for Table Rock homes to 147.671

— 72% higher than the mill levy for homes in the nearby City of Golden. In dollar terms, a \$500,000 home in Golden would be assessed \$3,405 in annual property taxes, but the same value home in Table Rock would be assessed \$5,877 in property taxes.

Other highly taxed subdivisions in Jeffco include Riva Chase (140.905 mills), Chatfield Green/Trailmark (133.366), Willow Springs North (116.417) and Ken Caryl Ranch (105.497).

Most of unincorporated Jefferson County, however, has mill levies in the 90's.

If you want really low property taxes, consider Denver, where the mill levy is 66.783 and where a \$500,000 home would be assessed just \$2,658 in property taxes—which cover trash & recycling, too!

Further info on this topic is posted at [JimSmithColumns.com](http://JimSmithColumns.com).

**REAL ESTATE TODAY**



By **JIM SMITH, Realtor®**

## This Week's Featured Listing:

### Discover the Joy of Free Electricity!

Free electricity. The electric bill for this home is the cost of being connected to Xcel's electric grid, about \$8. This home generates more power than the current owner uses so In January, the owner (you?) will get a check from Xcel in payment of the energy generated by this home's photovoltaic system in excess of what was consumed. (I get such a check for my home, too, but it's not for sale!) It's a wonderful thing to pay only for your natural gas consumption! The system, installed in January of this year, cost over \$40,000 to install, but you can think of it as a value bonus, because this home's listing price can be justified based on its other features — the Mesa Meadows location, the main-floor master suite, the mountain views front and back, and more. To fully appreciate this home, call me for a showing or take the video tour of it on its website (above), where you can also read more about its solar system



**GOLDEN REAL ESTATE**  
[www.GoldenRealEstate.com](http://www.GoldenRealEstate.com)

**Jim Smith**  
Broker/Owner  
**Golden Real Estate, Inc.**  
DIRECT: 303-525-1851  
EMAIL: [Jim@GoldenRealEstate.com](mailto:Jim@GoldenRealEstate.com)  
OFFICE: 303-302-3636  
17695 South Golden Road, Golden 80401