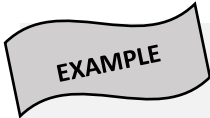


# Roxborough Village Metro District Homeowner Rec Center Projected Cost Worksheet

The best way to calculate the estimated cost is with your official Assessed Home Value. To find this, visit the Douglas County Assessor website and enter your address here: <https://www.douglas.co.us/assessor/#/>  
Estimates from Zillow or Redfin give you an estimate of a home's estimated market value, **but the Douglas County Assessor does not use market value estimates. Your property taxes are calculated with your Assessed Home Value from the DougCo Assessor, so that's the number you need for an accurate estimate.**



**Calculating a home valued by the Douglas County Assessor at \$550,000, and a mill levy of 30 mills.**

**Example Part 1**

HOME ACTUAL VALUE: \$550,000 ← Example home actual value determined by DougCo Assessor  
RESIDENTIAL ASSESSMENT RATE (7.15%)  $\times 0.0715$  ← Multiply Assessor's actual home value by the 7.15% tax rate  
**\$39,325.00** ← This is the assessed home value

**Example Part 2**

ASSESSED HOME VALUE \$39,325.00 ← Example assessed home value (same number as above)  
REC CENTER MILL LEVY  $\times 0.030$  ← Multiply by 0.030 (30 mills)  
**\$1,179.75** ← Example annual cost of a 30 mill levy, or \$98.31/month, on a home with an Assessor's Actual Value of \$550,000

## WHAT'S YOUR ESTIMATE?

The Metro District Rec Center Feasibility Study has narrowed down a conceptual design to two scenarios: (A) 45,000 sq. ft. design, and (B) a 50,000 sq. ft. design. The projected mill levy to build Scenario A is 29.219 mills, and 31.622 mills to build Scenario B, based on the current assessed value for the entire district and assuming a 30-year financing term.

<b>REC CENTER CAPITAL COST - SCENARIO A</b>	
45,000 sq. ft. projected construction cost of \$32,500,000 results in debt service mill levy of 29.219 mills	
Part 1	
HOME ACTUAL VALUE:	\$.....
x RESIDENTIAL ASSESSMENT RATE:	$\times 0.0715$
ASSESSED HOME VALUE:	\$.....
↓	
Part 2	
ASSESSED HOME VALUE	\$.....
x REC CENTER MILL LEVY	$\times 0.029219$
<b>YOUR ESTIMATED REC CENTER CAPITAL MILL LEVY:</b>	<b>\$.....</b>
<b>Monthly cost, divide by 12</b>	<b>÷ 12 = \$.....</b>

<b>REC CENTER CAPITAL COST - SCENARIO B</b>	
50,000 sq. ft., projected construction cost of \$35,200,000 results in debt service mill levy of 31.622 mills. (Additional space could accommodate partner organization. The Metro District is in preliminary discussions with Douglas County Libraries.)	
Part 1	
HOME ACTUAL VALUE:	\$.....
x RESIDENTIAL ASSESSMENT RATE:	$\times 0.0715$
ASSESSED HOME VALUE:	\$.....
↓	
Part 2	
ASSESSED HOME VALUE	\$.....
x REC CENTER MILL LEVY	$\times 0.031622$
<b>YOUR ESTIMATED REC CENTER CAPITAL MILL LEVY:</b>	<b>\$.....</b>
<b>Monthly cost, divide by 12</b>	<b>÷ 12 = \$.....</b>

**WHAT ABOUT OPERATING COSTS?**  
The Feasibility Study projects that the memberships and facility revenues result in positive net income in Year 1 of operations—which means the operating costs would be paid for by facility users, not by a tax on Metro District homeowners. However, if the Metro District had to fund some of the operating costs through a mill levy, to cover \$500,000 of net operating costs would result in a levy of approximately 6 mills and an annual tax impact of \$42.90 (\$3.58 per month) for each \$100,000 in home value.