



ARAPAHOE COUNTY
TREASURER

Messages from Treasurer Michael Westerberg:

The enclosed tax statement is the only invoice you will receive to pay your 2024 property taxes due in 2025. Coupon 1 is for either your first half tax payment due by February 28, or your full tax amount due by April 30. Coupon 2 is for your second half tax payment due by June 16.

YOU WILL NOT RECEIVE A SECOND HALF TAX STATEMENT.

WHERE TO PAY

Online: <https://arapahoeco.gov/PropertyTaxes>

Walk-in: Arapahoe County Treasurer's Office, 5334 S Prince St, Littleton, CO 80120

County Drop Box Locations:

At the Administration Building, 5334 S Prince St, Littleton, CO
At the Clerk & Recorder's Office, City Center Market Place Center, 490 S Chambers Rd, Aurora, CO
At the Clerk & Recorder's Office, Lima Plaza, 6954 S Lima St, Centennial, CO
At the Clerk & Recorder's Office, 538 N Hwy 36, Byers, CO

If using drop box, payment must be deposited by noon on due date to be considered timely.

Notes:

- Cash is ONLY accepted in person at the Administration Building in the Treasurer's office.
- E-check payments are **FREE**.
- Credit/debit card payments have an additional fee, charged by our vendor.
- Please provide payment coupon if paying with a check or bringing cash in the office.
- Please email your change of mailing address to the Assessor's office at Assessor@arapahoegov.com.

Cash or certified funds (cashier's check, money order, etc.) required for redemption of tax liens.

A payment is deemed received on time if the United States Postal Service postmark shows it being mailed on or before the original due date. Delinquent interest is charged on all late payments. If making a late payment, please contact us at treasurer@arapahoegov.com or by phone at 303-795-4550 for the exact amount due.

WHEN TO PAY AND WHEN INTEREST IS DUE:

Installment Type	Due Date	Interest Begins (1% per month)
Full Amount – One Single Payment	April 30, 2025	May 1, 2025
OR you may pay in 2 installments:		
First Installment Amount	February 28, 2025	March 1, 2025
Second Installment Amount	June 16, 2025	June 17, 2025

MORTGAGE COMPANY INFORMATION

If you have a mortgage on this property and are unsure if your mortgage company will be paying your taxes, please contact the customer service department of your lender before you remit payment.

If you have paid off your mortgage, please contact our office as soon as possible to ensure that you begin receiving tax statements. In addition, if you have recently refinanced or paid off your mortgage, please contact the title company or your lender to find out who will be paying the taxes.

REFUNDS - Refunds for duplicate payments take time to process – don't get caught paying twice.

We accept the first payment received. Duplicate payments are applied to remaining balances due, and overpayments may be applied to the next year's taxes. If refunds for duplicate payments are required, they will be issued to the remitter of the second payment. Refunds may take 8-12 weeks to process. If the refund is issued to a mortgage company or other payee, it is your responsibility to contact them for reimbursement.

FEES

If any of the below fees appear on your tax statement and any associated amount remains unpaid as of August 1, 2025, the unpaid fee(s) will be removed from your invoice and certified back to the originating entity for collection. Collection action from the respective tax authority may include invoices with increased collection fees and liens filed against your property.

2025 SEMSWA
2025 Aurora DamWest (2-03)
2025 Aurora Highpointe (1-02)
2025 Aurora Ptarmigan (1-05)

RESEARCH

Extensive research for information regarding your taxes that requires more than an hour of our time, may require you to file a CORA request to gain that information. Research that takes more than an hour will incur a \$41.00 per hour research fee, beginning with the second hour, to be paid in advance of the information being delivered.

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PROPERTY TAX PROGRAMS

There are two different property tax programs available.

One program provides a **tax exemption**, the other program **defers property taxes** owed.

PROPERTY TAX EXEMPTION

The Property Tax **Exemption** Program (also known as the “Homestead Exemption”), is administered through your county assessor’s office.

It is for qualified **seniors**, surviving spouses of senior citizens who previously qualified for the program and **veterans with a disability**.

For tax years 2025 and 2026, there will also be a temporary Qualified Senior Primary Residential Classification exemption.

For those who qualify, 50% of the first \$200,000 in actual value of their primary residence is exempted, for a maximum exemption amount of \$100,000 in actual value. The State of Colorado pays the property taxes each year on the **exempted** value to the county treasurer.

The **exemption program** is applied for only once and remains in effect for subsequent years, as long as the property ownership and occupancy requirements do not change.

For more information on the **Property Tax Exemption Program**, please contact your county assessor. Applications are due July 15, 2025.
[Arapahoe County Assessor;
Assessor@arapahoe.gov; 303-795-4600].

PROPERTY TAX DEFERRAL

The State of Colorado offers a Property Tax **Deferral** Program for **seniors** and **active military personnel**. This program defers property taxes owed to a later future date and does not have a cap.

Those not eligible for a senior or military program may apply to defer a *portion* of their real property taxes by applying for the **Tax Growth Cap Program** category. It allows deferrals of a portion of real property taxes owed if exceeding the property tax-growth cap of 4%, which is averaged from the preceding two years of property taxes and is capped at \$10,000.

Taxpayers eligible for any of these programs must apply annually. They receive a low-interest loan, recorded as a junior lien against their property. The State Treasury pays the (full or portioned) property taxes due to the county, depending on the specific program selected. Senior and Active Military programs pay the full tax bill, while the Tax Growth Cap program only pays a portion.

For more information on the **Deferral Program**, please visit **Colorado.PropertyTaxDeferral.com**. Applications are open from January 1, 2025, to April 1, 2025.

Additional property tax relief option: Step Program:

- Some homeowners refer to this as a “work-off program.”
- Taxpayers can volunteer and receive a check from the tax authority which is used towards their property tax bill.
 - Taxpayers may find opportunities throughout the county by contacting the tax authorities listed on their statement. Most often, school districts participate.
 - Taxing authorities have varied criteria and volunteer requirements. Said requirements (such as volunteer hours completed) do not need to be reported to the Treasurer’s Office and are worked out between the volunteer and the tax authority.
- The county itself does not offer a tax work-off program to taxpayers.
- Please contact our office with any questions, or for your tax authority contact information.
- Look for more information on this program, coming soon to our website!

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PLEASE DO NOT STAPLE, PAPER CLIP, OR TAPE YOUR CHECK TO THE PAYMENT COUPON.

The tax authorities listed below certified a **TEMPORARY TAX RATE REDUCTION** for tax year 2024, pursuant to C.R.S. Sec. 39-1-111.5. The actual rate reduction for each tax authority is identified in the last column. If you have any questions regarding the tax rate, please contact the tax authority directly.

				<u>TAX RATE</u>
<u>CODE</u>	<u>AUTHORITY NAME</u>	<u>CONTACT</u>	<u>PHONE NUMBER</u>	<u>REDUCTION</u>
3001	City of Aurora	Greg Hays	303-739-7070	.001992
3004	Town of Columbine Valley	Town Administrator	303-795-1434	.002195
4014	Arapahoe County Recreation	Finance Department	303-795-4620	.000258
4115	Castlewood W&S Dist A	Tamara Seaver	303-292-9100	.000009
4117	Castlewood W&S Dist C	Tamara Seaver	303-292-9100	.000081
4118	Castlewood W&S Dist D	Tamara Seaver	303-292-9100	.000004
4119	Castlewood W&S Dist E	Tamara Seaver	303-292-9100	.000040
4129	Chaparral Metro District	Angie Kelly	303-381-4960	.000660
4131	Cherry Creek Basin Auth	Clifton Larson Allen LLP	303-779-4525	.000070
4150	Cherry Creek Village Water	Cathy Noon	303-381-4960	.000400
4170	Cherry Hills Heights Water	Ireland Stapleton	303-628-3664	.003220
4172	Cherry Hills North Metro	Darcy Beard	303-841-3474	.001500
4206	Cherry Park GID	Finance Director	303-754-3444	.000666
4273	Dove Valley Metro Dist	Peggy Ripko	303-987-0835	.000843
4290	E Cherry Creek W&S	Lisa Glenn	720-315-4043	.000695
4291	E Cherry Creek Valley Water	David J Kaunisto	303-693-3800	.000884
4297	E Smoky Hill Metro #1	Michele Barrasso	303-770-2700	.004000
4308	Fiddlers BID	John Madden Company	303-773-0400	.002000
4320	Foxridge GID	Finance Director	303-754-3444	.000333
4340	Goldsmith Gulch Sanitation	Clifton Larson Allen LLP	303-779-5710	.000079
4349	Havana W&S	Clifton Larson Allen LLP	303-779-5710	.000415
4350	Hi-Lin Water & Sanitation	Darcy Beard	303-841-3474	.000309
4377	Inverness N Metro Dist	Spencer Fane LLP	303-839-3800	.004200
4500	Orchard Hills Metro Rec	Spencer Fane LLP	303-839-3800	.000510
4550	Sheridan Sanitation	Ireland Stapleton	303-628-3664	.000149
4560	Sheridan Sanitation #2A	Jim Swanson	303-726-5577	.000117
4580	Skyline Fire Protection	Darcy Beard	303-757-1461	.001500
4630	Southgate Sanitation Dist	David Irish	303-713-7742	.000020
4631	Southgate at Centennial Metro Dist	Mulhern MRE Inc	720-274-8377	.000200
4645	Southshore Metro Dist	Sarah H Luetjen	303-218-7200	.004245
4708	Tollgate Crossing Metro Dist #2	Laura Reese	303-551-8874	.015726
4710	Traditions Metro Dist	George Rowley	303-858-1800	.003523
4720	Valley Sanitation Dist	Cynthia Lane	303-979-2333	.001026
4735	Marvella Metro Dist	Clifton Larson Allen LLP	303-779-5710	.012000
4742	Walnut Hills General Imp	Finance Director	303-754-3444	.000737
4748	Wheatlands Metro Dist	Clint C Waldron	303-858-1800	.001196
4750	Willow Trace Metro Dist	George M Rowley	303-858-1800	.003750

The tax authorities noted below have approved a reduction in actual value for the purpose of calculating **PERSONAL PROPERTY TAXES** for tax year 2024 (collected in 2025). This reduction for personal property schedules was achieved by exempting from the participating authority's tax base, actual value up to the exempt amount shown in the last column.

<u>CODE</u>	<u>PARTICIPATING AUTHORITY NAME</u>	<u>EXEMPT VALUE</u>
2998	Arapahoe County	\$20,000
3004	Town of Columbine Valley	10,000
3007	City of Glendale	10,000
3008	City of Greenwood Village	20,000
3009	City of Littleton	10,000
3011	Town of Foxfield	10,000
3013	City of Centennial	100,000
4012	Arapahoe County Law Enforcement	20,000
4014	Arapahoe County Recreation District	20,000
4035	Arapahoe Water & Wastewater Public Imp District	20,000
4629	Southern Metro District	10,000

PRINT AND CUT ALONG LINE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT OR MAIL TO: ARAPAHOE COUNTY ASSESSOR, 5334 S. PRINCE STREET, LITTLETON, CO 80120-1136. YOU MAY ALSO VISIT WWW.ARAPAHOECO.GOV/POSTCARDINFO



CHANGE OF ADDRESS

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, COMPLETE THIS FORM.

PLEASE PRINT

PIN NUMBER(S) _____ OR AIN NUMBER(S) _____

NAME _____ PHONE # _____

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

EMAIL _____ SIGNATURE _____

NOTICE for QUALIFIED SENIOR PRIMARY RESIDENTIAL CLASSIFICATION

A qualified senior primary residential property tax classification is available for tax years 2025 and 2026, payable in 2026 and 2027. This allows property owners who moved and lost their senior exemption, or will move in 2025 or 2026, to have it temporarily reinstated for their new primary residence, if they meet certain requirements. For those who qualify, 50 percent of the first \$200,000 in actual value of their primary residence real property is not taxable, unless it causes the assessed value to drop below \$1,000.

Application requirements are as follows:

The applicant must have previously qualified for, and received, the senior property tax exemption in property tax year 2020 or later, but are not currently receiving it. The applicant must meet “owner-occupier” criteria. “Owner-occupier” is defined as an individual who; is an owner of record of residential real property that the individual occupies as the individual’s primary residence; *OR* is not the owner of record, but is either a spouse or civil-union partner of an owner of record of the residential real property, and who also occupies the residential real property as the owner of record’s primary residence, or is the surviving spouse or partner of an owner of record until the owner of record’s death; *OR* is not an owner of record of the residential real property because the property has been purchased by, or transferred to, a trust, a corporate partnership, or any other legal entity solely for the estate planning purposes; *OR* but for the confinement of the individual to a hospital, nursing home, or assisted living facility, would occupy the residential real property as the individual’s primary residence.

Applications are available on the [Colorado Division of Property Taxation website](#) or at the county assessor of the county in which the property is located.

The application deadline is **March 15** each year. Completed applications must be submitted to the county assessor of the county in which the property is located at the following address:

*Arapahoe County Assessor
5334 S. Prince Street
Littleton, CO 80120
303-795-4600
assessor@arapahoe.gov*

Completed applications must be submitted to the county assessor of the county in which the property is located, at the above address, no later than March 15 of each year.

NOTICE OF PROPERTY TAX EXEMPTION FOR SENIOR CITIZENS, VETERANS WITH A DISABILITY, and GOLD STAR SPOUSES

A property tax exemption is available to senior citizens, qualifying veterans with a disability, the surviving spouses of Gold Star Veterans and the surviving spouses of senior citizens or veterans with a disability who were previously granted the exemption. For those who qualify, 50 percent of the first \$200,000 in actual value of their primary residence is exempted. The state pays the exempted portion of the property tax. Once approved, the exemption remains in effect for future years, and the applicant need not reapply. Upon the death of the applicant, the surviving spouse may need to apply. The General Assembly may eliminate the funding for the Senior Citizen Exemption or Veteran with a Disability Exemption at their discretion in any year that the budget does not allow for the reimbursement.

Application requirements are as follows:

SENIOR CITIZEN EXEMPTION

The exemption is available to applicants who:

- a) are at least 65 years of age as of January 1 of the year of application,
- b) owned their home for at least 10 consecutive years as of January 1, **and**
- c) occupy it as their primary residence and have done so for at least 10 consecutive years as of January 1. Limited exceptions to the ownership and occupancy requirements are detailed in the qualifications section of the application. The exemption is also available to surviving spouses of senior citizens who previously met the requirements. The application deadline **is July 15.**

The application form is available from and must be submitted to the county assessor at the following address:

Arapahoe County Assessor
Arapahoe County Administration Building
5334 S. Prince St.
Littleton, CO 80120-1136
303-795-4600

Arapahoe County Assessor
Altura Plaza Building
15400 E. 14th Pl., 5th Floor
Aurora, CO 80011
303-795-4600

Assessor@arapahoegov.com

For Hearing Impaired: Relay Colorado: 711

Information, brochures, and applications are available online at www.arapahoeco.gov/Assessor.

VETERAN WITH A DISABILITY EXEMPTION

The exemption is available to applicants who:

- a) sustained a service-connected disability while serving on active duty in the Armed Forces of the United States,
- b) were honorably discharged, **and**
- c) were rated by the United States Department of Veterans Affairs as one hundred percent permanent disability through disability retirement benefits. Starting in tax year 2025, applicants who do not have a 100% disability rating but have been awarded individual unemployability status as determined by the United States Department of Veterans Affairs are also eligible for the program. In addition to the disability or unemployability qualification, the applicant must have owned and occupied the home as his or her primary residence since January 1 of the year of application; however, limited exceptions to the ownership and occupancy requirements are detailed in the eligibility requirements section of the application. **The application deadline is July 1, 2025.** Applications are available from the website of the Colorado Division of Property Taxation or the county assessor of the county in which the property is located. As of January 1, 2024, Senate Bill 23-036 requires completed applications must be submitted to the county assessor for which county the property is located in.

VETERAN WITH A DISABILITY SURVIVING SPOUSE EXEMPTION

The exemption is available to surviving spouses of veterans with a disability who had the veteran with a disability exemption and who passed away prior to January 1 of the current year. The property must be owner occupied and used as the primary residence of an owner-occupier who is the surviving spouse of a qualifying veteran with a disability. The application deadline **is July 1, 2025.** Applications are available from the Colorado Division of Property Taxation or the county assessor of the county in which the property is located. Completed applications must be submitted to the county assessor of the county in which the property is located, at the above address.

GOLD STAR SPOUSES

Beginning in January 2023, this exemption is available to surviving spouses of "Gold Star" Veterans. The property must be owner occupied as of January 1 in the year of the application and used as the primary residence of an owner-occupier who is the surviving spouse of a qualifying Gold Star Veteran. **The application deadline for 2025 is July 1, 2025.** Applications will be available from the website of the Colorado Division of Property Taxation or the county assessor in early January of 2025. Completed applications must be submitted to the county assessor of the county in which the property is located, at the above address.

COMING NEXT YEAR – ALL POSTCARD MAILING!

- **Beginning in 2026**, everyone will receive a postcard instead of a full paper statement.
- You can still view your full paper statement and all inserts at www.arapahoeco.gov/treasurer.

VIEW EXEMPTION AND DEFERRAL INFORMATION AT www.arapahoeco.gov/Treasurer.

Visit www.arapahoeco.gov/PropertyTaxes to opt-out of receiving paper statements/postcards, **pay your property taxes**, and find other helpful information. You may also complete the form on the reverse side and return it in the provided envelope, or to one of our drop box locations:

- Administration Building (in person or drop box), 5334 S Prince St, Littleton, CO
- Clerk and Recorder's Office, City Center Market Place Center, 490 S Chambers Rd, Aurora, CO
- Clerk and Recorder's Office, Lima Plaza, 6954 S Lima St, Centennial, CO
- Clerk and Recorder's Office, 538 N Highway 36, Byers, CO

Sign up for email notification: To receive an email notification when tax statements are available for viewing online, visit www.arapahoeco.gov/enotify/index.php, enter your e-mail address, click Sign In, and select 'Tax Statement Notifications'.

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Arapahoe County Opt-Out Form for Paper Property Tax Statements/Postcards

To discontinue receiving paper tax statements and postcards through the mail, return this completed form in the provided envelope **OR** send an email to Treasurer@arapahoegov.com **OR** visit www.arapahoeco.gov/PropertyTaxes.

☐ I no longer want to receive my property tax statement from Arapahoe County through the mail.

Name _____

AIN # _____ or PIN # _____

Property Address _____

E-Mail Address _____

Phone # _____

Please note – returning this form does not sign you up for email notification of when tax statements are available online. **To sign up for electronic notification**, visit www.arapahoeco.gov/enotify/index.php, enter your e-mail address, click Sign In, and select the button next to the little envelope icon by 'Tax Statement Notifications'. You will receive a confirmation email, and once accepted, you will begin to receive email notifications concerning property tax statements and due dates.
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