



SKY RANCH

life within reach

Understanding your metropolitan district taxes and fees

Sky Ranch Metropolitan Districts and Community Authority Board

Your Sky Ranch master-planned community is operated and maintained by a group of Metropolitan Districts and the Community Authority Board (referred to as the "Sky Ranch Districts"). Colorado is commonly referred to as a "growth pays its own way" state. Accordingly, each new community must pay for and construct the necessary public infrastructure including water, sewer, storm drainage, roads, traffic signals, street lighting, parks, open space, and other public improvements to accommodate the impact of each new development. For Sky Ranch, metropolitan districts have been organized, which are independent political subdivisions of the State established pursuant to the Colorado Revised Statutes and provide such public improvements.

Jurisdictions have overlapping Special Districts to fund services including:



County



Libraries



Law Enforcement



Public Transportation



Fire



Schools



Flood



And more



Mill Levy Breakdown

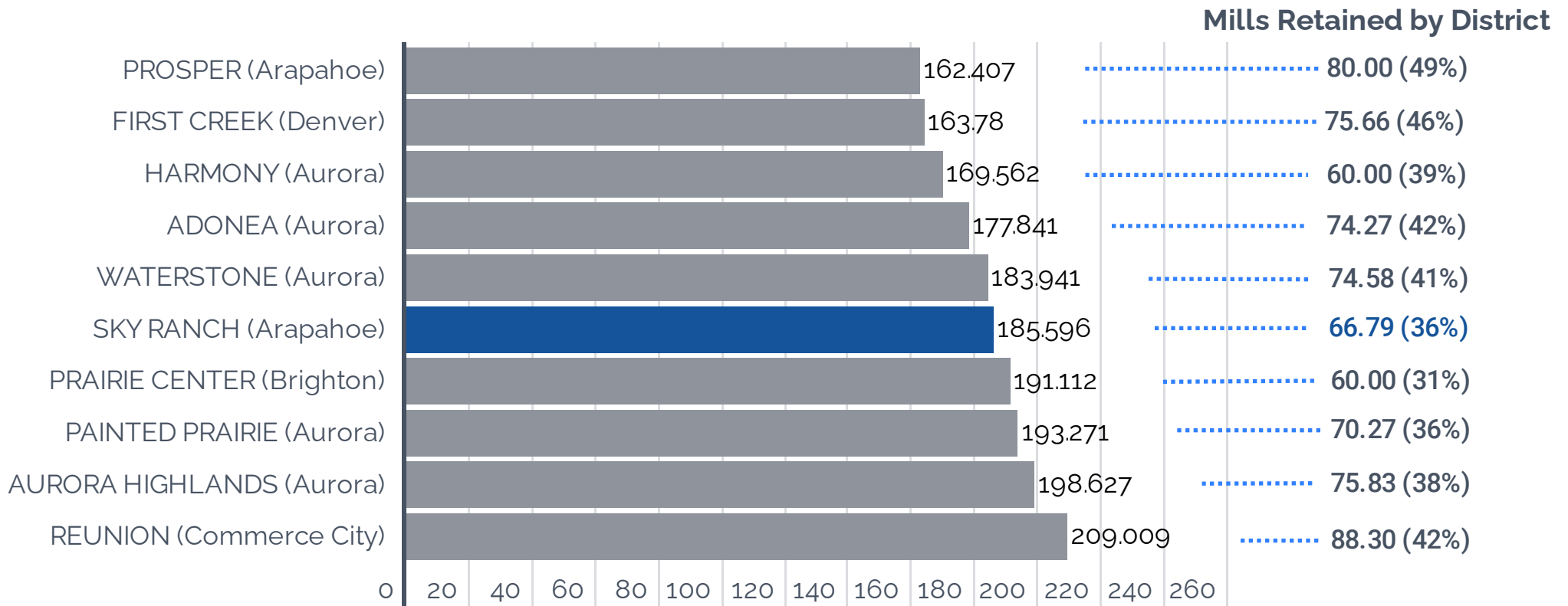
SKY RANCH

SKY RANCH MD NO. 1

Example based on: Home Value =\$350,000

Taxing Entity	Mills	Amount
Arapahoe County	11.685	\$ 292.42
Arapahoe County Law Enforcement Authority	4.982	124.67
Arapahoe Library District	5.799	145.12
Aurora Public School District	81.275	2,033.91
Bennett Fire Protection District	13.062	326.88
Developmental Disability	1	25.03
Urban Drainage & Flood - South Platte	0.097	2.43
Urban Drainage & Flood Control District	0.9	22.52
Sky Ranch MD No. 1 (residential)	66.796	1,671.57
Total	185.596	\$ 4,644.54

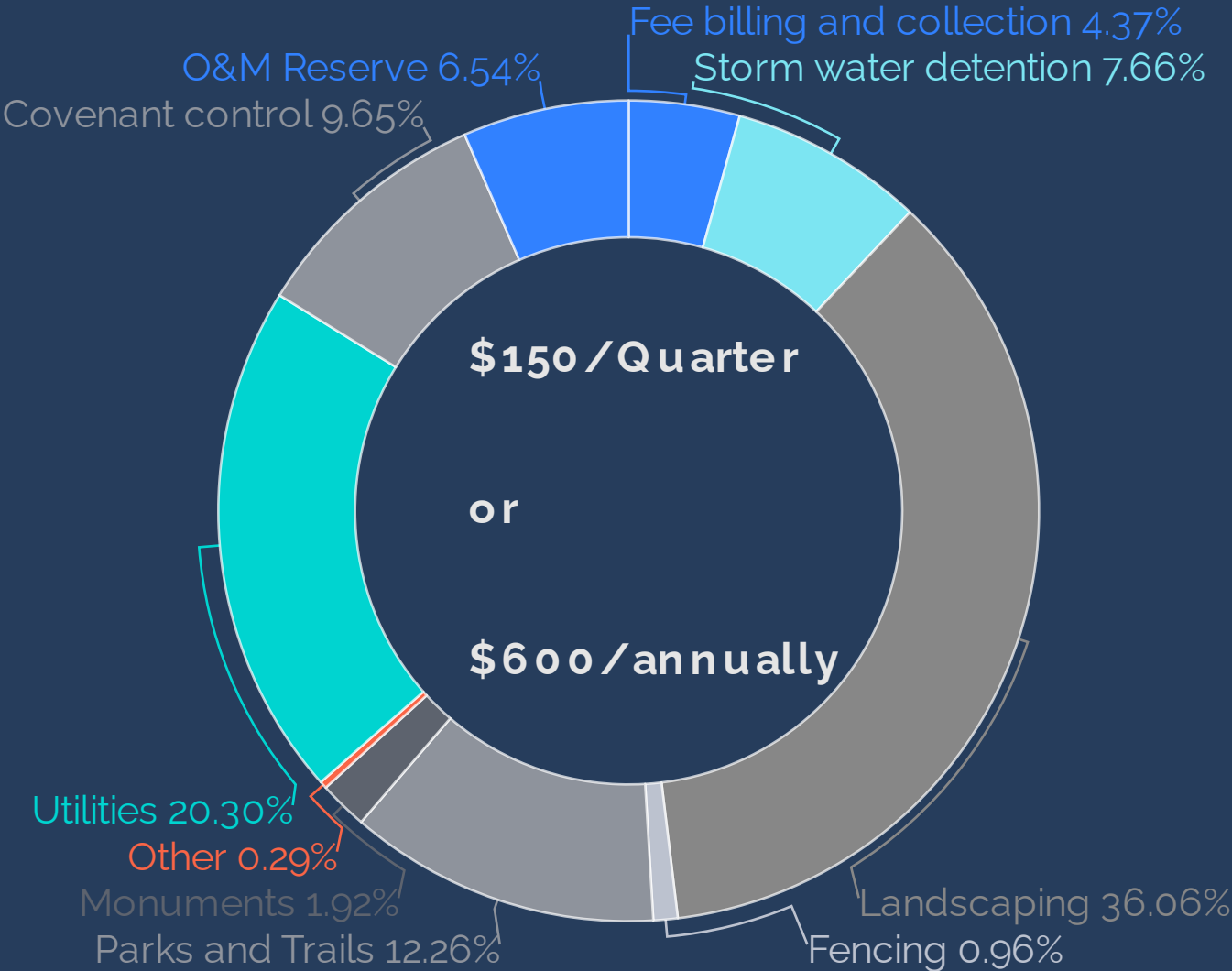
Mill Levy Comparisons



The mill levy is the amount charged per \$1,000 of assessed value (which the assessed value is 7.15% of the approximate market value of your home), which is divided among many parties - as noted on the previous slide. Your Sky Ranch Districts are comparable to area communities and the taxes the Sky Ranch District receives represents a portion (about 1/3) of your total property tax bill. These amounts are used to build and maintain the infrastructure in your community such as streets, curbs, sidewalks, water pipes, the parks, etc. Your property taxes are truly an investment in your community!

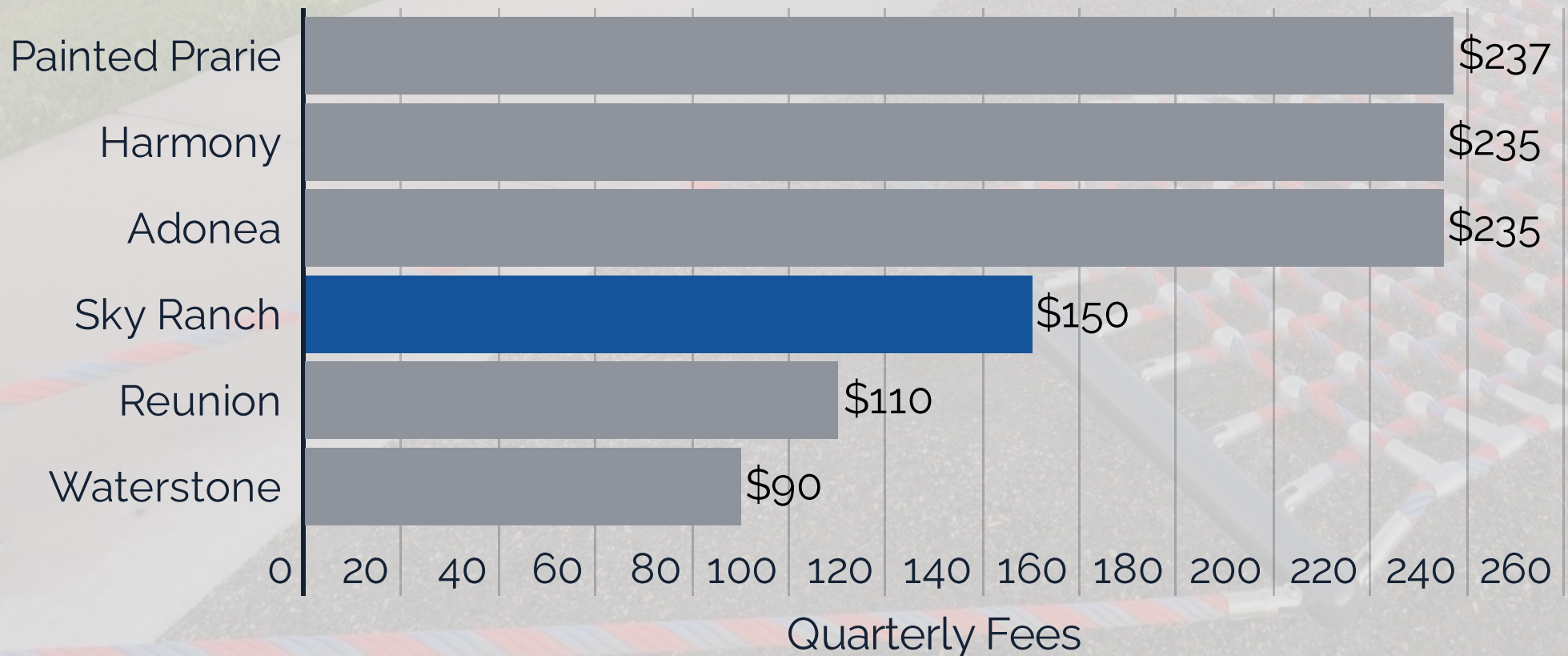
Operations & Maintenance Fees

The Sky Ranch Community Authority Board establishes an annual budget for the upkeep of your beautiful neighborhood. The budget is available on our website for your review. Your quarterly O&M fees are used entirely for the operations and maintenance of Sky Ranch public facilities, and generally are used for the following:



Area Fee Comparisons

The Sky Ranch CAB O&M fees are used to support the continued beauty and growth of our community - truly an investment in you!



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Want to learn more?

Authority Management Services

Authority Manager: Lisa Johnson

Phone: 303-439-6029

Email: lisa.johnson@claconnect.com

Our Website:

skyranch.colorado.gov

Colorado Division of Local Government:

colorado.gov/pacific/dola/local-government-services

Colorado Special District Association:

sdaco.org

