



**Candelas/Vauxmont Metropolitan District
Community Assessment and District Mill Levy Comparison
As of 7/2018**

	A	B	C	D	E	F	G	H	I	J	K	L	M			
COMMUNITY NAME	LOCATION (CITY)	HOA/DISTRICT QTRLY ASSESSMENT	HOA/DISTRICT MONTHLY ASSESSMENT	DISTRICT DEBT MILL LEVY****	DISTRICT O & M MILL LEVY****	ASSUMED HOME VALUE	ASSESSMENT RATIO(1)	ASSUMED ASSESSED HOME VALUE (E*F)	DEBT PROPERTY TAXES (G*C/1000)	O & M PROPERTY TAXES (G*D/1000)	TOTAL ANNUAL HOMEOWNER COSTS (A*4+B*12+H+I)	TOTAL MONTHLY HOMEOWNER COSTS (J/12)	TOTAL ANNUAL O&M COSTS (A*4+B*12+I)	TOTAL MONTHLY O&M COSTS (L/12)		
Traditional SFD																
Anthem Highlands	Broomfield	\$394.00	\$0.00	41.63	3.29	\$500,000	7.20%	\$36,000	\$1,499	\$118	\$3,193	\$266	\$1,694	\$141		
Leyden Rock	Arvada	\$0.00	\$30.00	43.82	13.69	\$500,000	7.20%	\$36,000	\$1,577	\$493	\$2,430	\$203	\$853	\$71		
SkyeStone	Broomfield	\$0.00	\$125.00	46.92	5.48	\$500,000	7.20%	\$36,000	\$1,689	\$197	\$3,386	\$282	\$1,697	\$141		
Whisper Creek - SFD Homes	Arvada	\$0.00	\$36.00	54.77	13.15	\$500,000	7.20%	\$36,000	\$1,972	\$473	\$2,877	\$240	\$905	\$75		
AVERAGE									\$1,684	\$320	\$2,972	\$248	\$1,287	\$107		
HI									\$1,972	\$493	\$3,386	\$282	\$1,697	\$141		
LOW									\$1,499	\$118	\$2,430	\$203	\$853	\$71		
CANDELAS SFD	Arvada	\$32.00	\$0.00	54.77	22.62	\$500,000	7.20%	\$36,000	\$1,972	\$814	\$2,914	\$243	\$942	\$79		
VARIANCE vs. Avg.											\$288	\$494	(\$57)	(\$5)	(\$345)	(\$29)
Full Maintenance																
Anthem Ranch	Broomfield	\$513.00	\$0.00	41.63	3.29	\$500,000	7.20%	\$36,000	\$1,499	\$118	\$3,669	\$306	\$2,170	\$181		
SkyeStone	Broomfield	\$0.00	\$280.00	46.92	5.48	\$500,000	7.20%	\$36,000	\$1,689	\$197	\$5,246	\$437	\$3,557	\$296		
Whisper Creek - Patio Homes	Arvada	\$0.00	\$140.00	54.77	13.15	\$500,000	7.20%	\$36,000	\$1,972	\$473	\$4,125	\$344	\$2,153	\$179		
AVERAGE									\$1,720	\$263	\$4,347	\$362	\$2,627	\$219		
HI									\$1,972	\$473	\$5,246	\$437	\$3,557	\$296		
LOW									\$1,499	\$118	\$3,669	\$306	\$2,153	\$179		
CANDELAS ALLEY LOTS	Arvada	\$32.00	\$110.00	54.77	22.62	\$500,000	7.20%	\$36,000	\$1,972	\$814	\$4,234	\$353	\$2,262	\$189		
VARIANCE vs. Avg.											\$252	\$551	(\$113)	(\$9)	(\$365)	(\$30)

* HOA fees and district mill levies are subject to change at least annually. Residents and prospective homebuyers are encouraged to verify these figures through their own investigation.

** Comparable communities chosen on basis of proximity to Candelas, amenities including at least one pool and recreation center, and currently selling and constructing new built homes.

*** Comparable communities mill levies adjusted proportionately to change in assessment ratio for 2017, collection year 2018

Notes:

(1) Assessment ratio subject to adjustment under state law. Changed to 7.20% for assessment year 2017, collection year 2018