



METROPOLITAN DISTRICT **TAXES**

MAKING A DIRECT INVESTMENT
IN YOUR COMMUNITY



REUNION
REAL HOMETOWN

AN OAKWOOD HOMES COMMUNITY

Reunion Metropolitan District

The Reunion Metro District is one of over 600 special districts located within the Northern Front Range. Special Districts are considered political subdivisions of the state under Title 32 (Colorado Revised Statutes).

Special Districts finance public infrastructure, and:

- Are subject to open meetings, budget laws and other laws governing public entities
- Must keep facilities open to public
- Property taxes may be deductible on your taxes, whereas HOA fees are not

Twenty years ago, Reunion was part of a larger non-irrigated dryland wheat farm. This highly amenitized 2,500-acre master planned community began in 2002 after years of planning. To make Reunion a reality—the Reunion Metropolitan District, was formed to design, construct and maintain the infrastructure and amenities that Reunion residents enjoy today and will in the future as the community continues to grow towards its approved build out of over 10,000 homes (as of December 2018, Reunion had approximately 2300 homes).

The Reunion Metropolitan District plays a critically important role in the development and operation of the community (think of Reunion like its own mini city). The professionally managed district provides community programs, services and facilities oversight on behalf of Reunion’s residents. Obviously, Reunion’s growing list of amenities are paid for through taxes.



AS OF 2019, THE DISTRICT OPERATES & MAINTAINS THE FOLLOWING AMENITIES:

- A 21,000 square foot recreation center & pool
- 52-acre Reunion Park, 8-acres of lakes, & over 3,000 trees
- 170-acres of open space
- 10 miles of trails
- 10 neighborhood parks



OTHER LOCAL TAXES SUPPORTING CAPITAL & OPERATIONS

ASSESSED PROPERTY VALUE*: \$27,800 • ACTUAL PROPERTY VALUE**: \$400,000

TAXING ENTITY	MILLS	AMOUNT
Adams County	26.864	\$ 746.82
Commerce City	3.280	\$ 91.18
Commerce City Northern Infrastructure GID	27.000	\$ 750.60
 North Range Metro District General Ops	24.764	\$ 688.44
 North Range Metro District Debt Service	63.541	\$ 1,766.44
Rangeview Library District	3.666	\$ 101.91
Regional Transportation District	0.000	\$ 0
School District 27J	49.092	\$ 1,364.76
South Adams County Fire	14.750	\$ 410.05
South Adams Water and Sanitation	2.714	\$ 75.45
Urban Drainage and Flood Control	0.726	\$ 20.18
Urban Drainage South Platte	0.094	\$ 2.61
TOTAL	216.491	\$ 6,018.45

SAMPLE TAX BILL WITH 400k HOME

\$6,018.45

*Assessment ratio based applied to the Actual Property Value is 6.95% **The assessment ratio applied to the Actual value is 7.20%

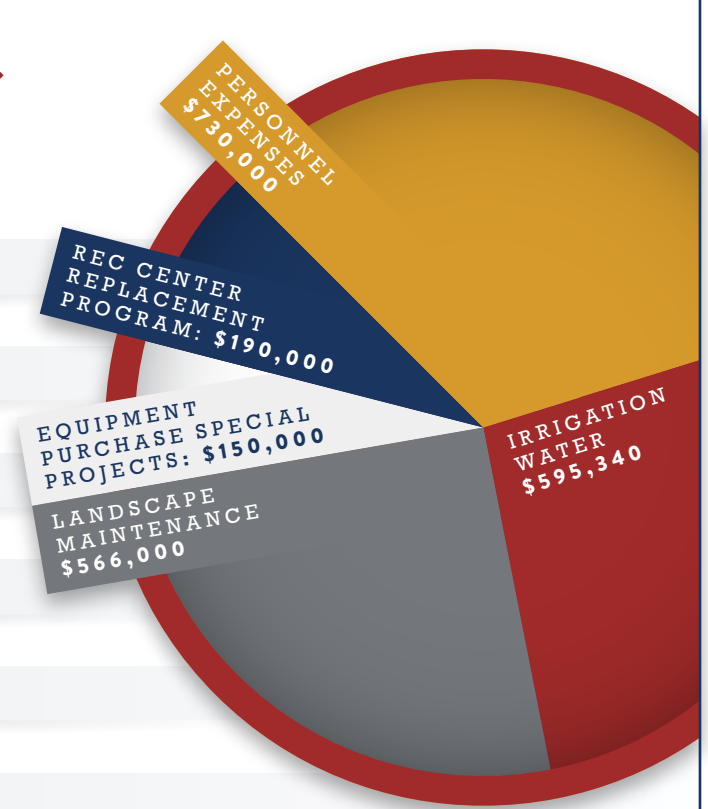
DOLLAR-FOR-DOLLAR AMENITIES

YOU GET MORE WHEN YOU BUY AT REUNION!

	ANTHEM RANCH	BELLE CREEK	BRIGHTON EAST FARMS	BUFFALO RUN	GREEN VALLEY RANCH	INSPIRATION	REUNION	STAPLETON	TURNBERRY
CLUB HOUSE	○	○		○	○		○		
RETAIL	○	○					○		
FITNESS CENTER	○			○	○		○		
SCHOOL(S)		○			○		○	○	○
PARK	○		○	○	○		○	○	○
POCKET PARK(S)	○	○	○	○	○		○	○	○
HIKING TRAILS	○	○			○		○		
ENTRY MONUMENT	○		○	○	○		○	○	○
LANDSCAPING	○	○	○	○	○		○	○	○
BBQ	○			○	○		○	○	
FIRE PITS	○						○		
AMPHITHEATER	○				○		○	○	
COMMON AREA	○	○	○	○	○		○	○	○
GOLF 18 HOLE			○	○			○		
LAKE(S)	○						○		
RESORT POOL(S)	○						○	○	
LAP POOL(S)	○	○		○	○		○	○	○
SPORT FIELD / COURT	○	○		○	○		○	○	○
PICNIC AREA	○	○	○	○	○		○	○	○
PLAYGROUND	○	○	○	○	○		○	○	○

TOP 5 REUNION EXPENDITURES

IN 2019



Think of Reunion like its very own city. Here, costs are not just an expense, but an investment for you and your community!



METROPOLITAN DISTRICT TAXES

Want to learn more about Metropolitan Districts?

Additional Resources you can explore:

District Board Meetings:

- ✓ Open to the public
- ✓ Dates and other information on the District website and at the Reunion Recreation Center

District Website:

reunionco.org

Colorado Division of Local Government:

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

Colorado Special District Association:

sdaco.org



Property Tax Fact

Did you know that 40% of your property tax goes to fund infrastructure built to serve Reunion, as well as services to maintain and enhance the community you call home. This is a direct investment in your community.

