

**INDEPENDENCE METROPOLITAN DISTRICT NO. 1
DISCLOSURE OF DISTRICT INFORMATION AND OF ESTIMATED
FUTURE PROPERTY TAXES FOR NEWLY CONSTRUCTED
RESIDENCES**

Colorado law requires that each owner of real property that sells real property that is within the boundaries of a metropolitan district and which sale includes a newly constructed residence, provide the following disclosure.¹

Independence Metropolitan District No. 1 has a website:

<https://independencedistricts.com/metropolitan-district-1/>

On the website, you can find:

- a. The most recently prepared notice to electors regarding upcoming elections and the requirements and method to self-nominate as a district director in compliance with section 32-1-809(1), C.R.S.; and
- b. The service plan for the District, including any amendment thereto, as filed with the Division of Local Government in the Department of Local Affairs.

The District also provides the following information:

1. Pursuant to its service plan, the District has authority to issue up to \$41,840,000 of debt which may be repaid through ad valorem property taxes, from a debt service mill levy on all taxable property of the District, or any other legally available revenues of the District.

2. The maximum debt service mill levy the District is permitted to impose under the service plan is 65 mills, which mill levy cap may be adjusted due to changes in the constitutional or statutory method of assessing property tax or in the assessment ratio, or by amendments to the service plan or voter authorizations.

3. In addition to imposing a debt service mill levy, the District is also authorized to impose a separate mill levy to generate revenues for general operating expenses, but the combined mill levy for debt service and operations cannot exceed 65 mills in aggregate, which mill levy cap may be adjusted due to changes in the constitutional or statutory method of assessing property tax or in the assessment ratio, or by amendments to the service plan or voter authorizations.

4. The District may also rely upon various other revenue sources authorized by law to offset its expenses of capital construction and general operating expenses. Pursuant to Colorado law, the district may impose fees, rates, tolls, penalties, or other charges as provided in title 32. A current fee schedule is available from on the District's website.

5. The District estimates that for calendar year 2022, the aggregate of debt service/operating mill levies of the District will result in property taxes as follows:

¹ Colorado Revised Statutes, §38-35.7-110

Purchase Price of house	Assessed Value of house	Total Taxes of the District
\$450,000	\$ 32,175.00	\$2,091.00
\$500,000	\$ 35,750.00	\$2,324.00
\$550,000	\$ 39,325.00	\$2,556.00

To calculate the total taxes using a different purchase price:

Multiply the purchase price by .0715 to obtain the Assessed Value, then
 Multiply the Assessed Value by .001 and then, multiply by 65 to obtain the Total Taxes.

6. A copy of the most current county assessor's property tax certificate should be attached to this disclosure. If the certificate is not attached, please request it.

This estimate only provides an illustration of the amount of the new property taxes that may be due and owing after the property has been reassessed and, in some instances, reclassified as residential property. This estimate is not a statement of the actual and future taxes that may be due. First year property taxes may be based on a previous year's tax classification, which may not include the full value of the property and, consequently, taxes may be higher in subsequent years. A seller has complied with this disclosure statement as long as the disclosure is based upon a good-faith effort to provide accurate estimates and information.