

## VALUATION INFORMATION

- Your property was valued as it existed on January 1 of the current year. The tax notice you receive next January will be based on this value.
- All property in Colorado is revalued every odd numbered year. 39-1-104(10.2)(a), C.R.S.
- The appraisal data used to establish real property value was from the 18-month period ending **June 30, 2024**. 39-1-104(10.2)(a), C.R.S. If data is insufficient during this time period, the Assessor may also use data from the 5-year period ending **June 30, 2024**. 39-1-104(10.2)(d), C.R.S. State statute prohibits the use of appraisal data after **June 30, 2024**; that data will be considered in the 2027 reappraisal. 39-1-104(10.2)(d), C.R.S.
- An assessment percentage will be applied to the actual value of your property before property taxes are calculated.
- A change in the assessment rate is not grounds for a protest or abatement of taxes. 39-5-121(1)(a)(I), C.R.S.
- If you would like information about the approach used to value your property, please contact the county assessor.
- If a property owner does not timely object to their property's valuation by June 9 under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the county assessor after January 1, 2026.

## PROTESTING BY MAIL OR IN PERSON

If you choose to object to your property valuation or its classification, please complete the protest form and return it to the Assessor at the address listed on the front of this form. To preserve your right to object, your protest must be postmarked, emailed, faxed or delivered in person on or before June 9, 2025. 39-5-122(2), C.R.S.

**Your right to protest your property value expires on June 9, 2025**

## ASSESSOR'S DETERMINATION

The Assessor must make a decision on your protest and mail a Notice of Determination to you by the last regular working day in June.

## PROTESTING THE ASSESSOR'S DECISION

If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination from the Assessor, you must file a written protest with the County Board of Equalization on or before July 15th. 39-8-106(1)(a) and (3), C.R.S.

**TO PRESERVE YOUR PROTEST RIGHTS, YOU MAY BE REQUIRED TO PROVE THAT YOU HAVE FILED TIMELY; THEREFORE, WE RECOMMEND ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.**

## 2025 PROPERTY TAX HOMESTEAD EXEMPTION INFORMATION

A property tax exemption is available to qualifying senior citizens, qualifying disabled veterans, surviving spouses of Gold Star veterans, and surviving spouses of previously granted senior citizens and disabled veterans.

**For detailed information on these exemption programs, please contact the Assessor's Office.**

## REAL PROPERTY APPEAL FORM

If you disagree with the "current year actual value" or the classification determined for your property, you may file an appeal by mail or in person with the County Assessor. Completing the Real Property Questionnaire will help you determine an estimate of value for your property, which can be compared to the value determined by the Assessor. Colorado law requires application of the market approach to value for residential properties (includes apartments) and consideration of the cost, market, and income approaches to value for vacant land, commercial, and industrial properties.

REASON FOR REQUESTING A REVIEW: \_\_\_\_\_

## REAL PROPERTY QUESTIONNAIRE

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

**(Do not send original documents, they will not be returned.)**

**MARKET APPROACH (ALL PROPERTY TYPES):** This approach to value uses sales from the 18-month period ending June 30, 2024. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending June 30, 2024. Statute prohibits the Assessor from using appraisal data after June 30, 2024.

To help estimate the market value of your property, please list sales of similar properties that have sold in your neighborhood. A copy of an appraisal prepared prior to June 30, 2024 may be helpful in estimating the market value of your property.

DATE SOLD	SCHEDULE/ACCOUNT NUMBER or PROPERTY DESCRIPTION or ADDRESS	SELLING PRICE
_____	_____	_____
_____	_____	_____
_____	_____	_____

Based on the information provided and accounting for differences between sold properties and your property, state the value of your property as of June 30, 2024.

\$ \_\_\_\_\_

**COST AND INCOME APPROACH:** For vacant land, commercial and industrial properties the Assessor must also consider the cost and income approaches to value. If your commercial or industrial property was not leased from January 2023 through June 2024, please complete the market approach section above. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2023 through June 2024, please attach an operating statement indicating your income and expense amounts. Attach a rent schedule indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties.

Estimate of value based on cost approach: \$ \_\_\_\_\_

Estimate of value based on income approach: \$ \_\_\_\_\_

## AGENT ASSIGNMENT

**ASSIGNMENT:** I authorize the below-named agent to act on my behalf regarding the property tax valuation of the property described herein for the year \_\_\_\_\_.

Agent's Name (please print): \_\_\_\_\_ Daytime Telephone#: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please mail all correspondence regarding this protest  
to the above-named agent at the following address: \_\_\_\_\_

## OWNER/AGENT VERIFICATION

I, the undersigned owner or agent of this property, state that the information and facts contained herein and on any attachments constitute true and complete statements concerning the described property.

**SCHEDULE/ACCOUNT NUMBER:** \_\_\_\_\_  
(Found above your name on the other side of this form.)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Daytime Telephone#: \_\_\_\_\_

Indicate the name, telephone number and email address for a person the Assessor may contact with questions.

Name \_\_\_\_\_ Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Your right to appeal your property value expires on June 9, 2025**