Using the above values, the estimated tax based on the prior year value was $1,292. The estimate of tax based on the current value is $1,264. This results in a decrease of -$28. This estimate is based on 2012 tax rates. You will receive a tax bill in 2014.

The tax amount is merely an estimate based upon the best information available. You have the right to protest the adjustment in valuation, but not the estimate of taxes, 39-5-121(1.5), C.R.S.
REAL PROPERTY APPEAL FORM

If you disagree with the "current year's actual value" as calculated by your County Assessor, you may appeal the value of your property 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.)

M A R K E T A P P R O A C H  (A L L  P R O P E R T Y  T Y P E S): This approach is applicable only to properties that have sold in the 18-month period ending June 30, 2012. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending June 30, 2012. 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, 2012 may be helpful in estimating the market value of your property.


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, 2012 may be helpful in estimating the market value of your property.

D A T E  S O L D

S C H E D U L E / A C C O U N T  N U M B E R  or P R O P E R T Y  D E S C R I P T I O N  or A D D R E S S

S E L L I N G  P R IC E

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, 2012:

$ ______________

C O S T  A N D  I N C O M E  A P P R O A C H:

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 1 through June 30, 2012, complete the market approach section above. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2011 through June 2012, 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:

$ ______________

A G E N T  A S S I G N M E N T

If the date for filing any document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed timely filed if postmarked or delivered on the next business day. 39-1-120 (3), C.R.S.

AGENT 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:

Agent's Name (please print):
Daytime Telephone:

SIGNATURE:
Date:

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

OWN E R / A G E N T  V E R I F I C A T I O N

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.

OWNER/AGENT VERIFICATION

S C H E D U L E / A C C O U N T  N U M B E R : ______________________

(Found above your name on the other side of this form.)

Signature:
Date:
Daytime Telephone:

Owner: 

Daytime Telephone: ______________________

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

INDICATE THE NAME, TELEPHONE NUMBER AND EMAIL ADDRESS FOR A PERSON THE ASSESSOR MAY CONTACT WITH QUESTIONS.

If the date for filing any document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed timely filed if postmarked or delivered on the next business day. 39-1-120 (3), C.R.S.

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), C.R.S.
- The appraisal data used to establish real property value was from the 18-month period ending June 30, 2012. 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, 2012. State statute prohibits the use of appraisal data after June 30, 2012. Statute data will be considered in the 2015 reappraisal. 39-1-104(10.2)(b), C.R.S.
- A change in the projected residential assessment percentage is to be 7.50%. Generally, all other property, including vacant land, is assessed at 29%, 39-1-104(3.3) and 29-1-104(1), C.R.S.
- The assessment percentage for residential property is projected to be 7.50%. Generally, all other property, including vacant land, is assessed.

APPEALING BY MAIL OR IN PERSON

If you choose to appeal the property tax valuation to the Assessor by mail or in person, please complete the appeal form and return it to the Assessor at the address listed below. To preserve your right to appeal, your appeal must be postmarked, emailed, faxed or delivered in person on or before June 1, 2013. 39-5-120(2), C.R.S.

Your right to appeal your property value expires on June 1, 2013.

If the date for filing any document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed timely filed if postmarked or delivered on the next business day. 39-1-120 (3), C.R.S.

ASSESSOR'S DETERMINATION

The Assessor must make a decision on your protest and mail a Notice of Determination to you.

APPEALING 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 appeal with the County Board of Equalization on or before July 1st, 39-1-106(10), C.R.S.

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

2013 PROPERTY TAX HOMESTEAD EXEMPTION INFORMATION

SENIOR CITIZENS AND DISABLED VETERANS

Notice: As of the date this document was executed, the Colorado General Assembly has not raised the funding for the Senior Property Tax Exemption for the 2013-2014 fiscal year. The Disabled Citizen Exemption funding has also been reduced in 2014. The Disabled Citizen Exemption funding for the 2013-2014 fiscal year will be reduced by 15.5%. The property tax exemption for those who qualify is 50 percent of the first $200,000 in actual value of their primary residence. The state pays the exempted portion of the property tax. Those who have previously applied and have been granted the exemption do not need to apply again. The exemption is available to any senior who is at least 65 years old, and to those who qualify due to a disability. Those who qualify due to a disability must have a certificate issued by a licensed health care provider that dates back to the effective date of the exemption. Those who qualify due to a disability must have a certificate issued by a licensed health care provider that dates back to the effective date of the exemption.

The exemption is available to any senior who is at least 65 years old, and to those who qualify due to a disability. Those who qualify due to a disability must have a certificate issued by a licensed health care provider that dates back to the effective date of the exemption.

DISABLED VETERANS

The exemption is available to any veteran who was wounded or disabled in service as defined by the Veterans Administration, or who was declared disabled by a competent court order or has a service-connected disability of 10 percent or greater. The exemption is available to any veteran who was wounded or disabled in service as defined by the Veterans Administration, or who was declared disabled by a competent court order or has a service-connected disability of 10 percent or greater. The exemption is available to any veteran who was wounded or disabled in service as defined by the Veterans Administration, or who was declared disabled by a competent court order or has a service-connected disability of 10 percent or greater. The exemption is available to any veteran who was wounded or disabled in service as defined by the Veterans Administration, or who was declared disabled by a competent court order or has a service-connected disability of 10 percent or greater.

DISABLED VETERANS

The exemption is available to any veteran who was wounded or disabled in service as defined by the Veterans Administration, or who was declared disabled by a competent court order or has a service-connected disability of 10 percent or greater. The exemption is available to any veteran who was wounded or disabled in service as defined by the Veterans Administration, or who was declared disabled by a competent court order or has a service-connected disability of 10 percent or greater. The exemption is available to any veteran who was wounded or disabled in service as defined by the Veterans Administration, or who was declared disabled by a competent court order or has a service-connected disability of 10 percent or greater. The exemption is available to any veteran who was wounded or disabled in service as defined by the Veterans Administration, or who was declared disabled by a competent court order or has a service-connected disability of 10 percent or greater. The exemption is available to any veteran who was wounded or disabled in service as defined by the Veterans Administration, or who was declared disabled by a competent court order or has a service-connected disability of 10 percent or greater.

This Notice of Valuation does not reflect any information concerning the status of an application or reflect a reduction in actual value due to an approved exemption.
REAL PROPERTY APPEAL FORM

If you disagree with the current year’s 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 is used to value property that has sold within the last 18 months prior to June 30, 2012. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending June 30, 2008. State statute prohibits the Assessor from using appraisal data after June 30, 2008.

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, 2012 may be helpful in estimating the market value of your property.

DATE SOLD: ____________________________ SCHEDULE/ACCOUNT NUMBER: ____________________________ 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, 2012:

$ ____________________________

COST AND INCOME APPROACH: For vacant land, commercial and industrial properties the Assessor must also consider the cost and income approaches to value. Your commercial or industrial property must have sold within the last 18 months prior to June 30, 2012. If the property has not sold during this time period, the Assessor may also use data from the 5-year period ending June 30, 2008. State statute prohibits the use of appraisal data after June 30, 2008. This data will be considered in the 2015 reappraisal.

Market analysis is the key to successful value determination. The market method requires the Assessor to study comparable sales to determine the fair market value of the subject property. Appraisal data is available from the Colorado Division of Property Taxation website at www.dola.colorado.gov/dpt.

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.

The property tax exemption for those who qualify is 50 percent of the first $200,000 in actual value of their primary residence. The state pays the approved exemp­tion. Those who have previously applied and have been granted the exemption do not need to apply again.

The property tax exemp­tion for those who qualify is 50 percent of the first $200,000 in actual value of their primary residence. The state pays the approved exemp­tion. Those who have previously applied and have been granted the exemption do not need to apply again.

PRIVATE SENIOR CITIZEN EXEMPTION

The exemption is available to any senior who is at least 65 years old, who has owned and occupied the home as his or her primary residence for at least 10 years, prior to January 1 of the year the application is filed. The application is not available to the surviving spouse of a senior who previously met these requirements prior to his or her death. The application and instructions are available from, and should be submitted to, the county assessor listed on the front of this notice. This application deadline is in May.

DISABLED VETERANS

The exemption is available to any veteran who has sustained a service-connected disability while serving on active duty in the Armed Forces of the United States, was rated by the United States Department of Veterans Affairs on 100% “permanent and total” disability, and was honorably discharged. The veteran must have had the service-connected disability at the time of or within one year of the application period (January 1 of the year the application is filed). This application deadline is in July. The application is available from the Division of Veterans Affairs at the address and telephone number provided below and from the Colorado Division of Property Taxation website at www.dola.colorado.gov/dpt. Completed applications must be submitted to the Colorado Division of Veterans Affairs at: Colorado Department of Military and Veterans Affairs Division of Veterans Affairs 1335 S. Colorado Blvd, Rm 205, Suite 113 Denver, CO 80247 Telephone: 303-894-6007; Fax: 303-894-5163

This Notice of Valuation does not reflect any information concerning the status of an application or reflect a reduction in actual value due to an approved exemp­tion.