Using the above values, the estimated tax based on the prior year value was $400.
The estimate of tax based on the current value is $377.
This results in a decrease of -$23. 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

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

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

MARKET APPROACH (ALL PROPERTY TYPES): This approach is appraised using data from the 18-month period ending June 30, 2012. If data is insufficient during this time period, the Assessor may also use data from the 5-year period prior to 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.

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, 2012.

$________________________

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 leased from January 1, 2011 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 December 31, 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: $________________________

AGENT ASSIGNMENT

Agent's Name (please print): ______________________

Daytime Telephone: ______________________

Address: ______________________

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: ______________________

Signature: ______________________

Date: ______________________

Daytime Telephone: ______________________

NAME: ______________________

ADDRESS: ______________________

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. 39-1-112(3), C.R.S.

APPEALING BY MAIL OR IN PERSON

If you choose to object to your valuation or its classification, please complete the appeal form and return it to the Assessor at the address listed. Your appeal must be postmarked, emailed, faxed or delivered in person on or before June 1, 2013. 39-1-112(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. 39-1-112(3), C.R.S.

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.

APPEALING THE ASSESSOR'S DECISION

If you disagree with the Assessor's determination, or if you do not receive a decision from the Assessor, you must file a written appeal with the County Board of Equalization on or before July 15th. 39-1-105(14), 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 on the funding for the Senior Property Tax Exemption for tax year 2013. The Colorado Division of Veterans Affairs is currently operating on a one-year continuing appropriation for the 2013 senior exemption. 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 paid the exempted portion of the property tax. Those who have previously applied and have been granted the exemption need not reapply again.

Senior Citizen Eligibility Requirements

This exemption is available to any senior who is at least 65 years old, and who hasowned 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 exemption is also available to the surviving spouse of a senior who previously held 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. The application deadline is in May.

Disabled Veterans

This exemption is available to any veteran who served on active duty in the Armed Forces of the United States, was rated by the United States Department of Veterans Affairs as 100% "permanent and total" disabled, and was honorably discharged. The veteran’s home must have been owned and occupied by him or her as his or her primary residence on January 1 of the year the application is filed. The application deadline is in July. The application is available from the Colorado Division of Veterans Affairs at the address and telephone number provided below. The Colorado Division of Veterans Affairs, Taxation website at www.divstate.co.gov. Completed applications must be submitted to the Colorado Division of Veterans Affairs at:

1335 S. Colorado Blvd., Bldg C, Suite 113
Denver, CO 80222
Telephone: 303-894-6007
Fax: 303-894-3163

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

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

(Market approaches are all property types; This appeal is valid only for those dates 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. State law prohibits the Assessor from using appraisal data after 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.

Based on the information provided and accounting for differences between sold properties and your property, state the value of your property as 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. If your commercial or industrial property was not leased from January 1 through June 30, 2012, please complete the Rent calculation section below. Attach a rent schedule indicating the square footage and rental rate for each tenant occupied space. If unknown, 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

Agent's Name (please print): ____________________________

Daytime Telephone: ____________________________

Owner's Signature: ____________________________________________

DATE SOLD: ____________________________

SALE/COUNTY NUMBER OR PROPERTY DESCRIPTION OR ADDRESS: ____________________________

SELLING PRICE: $ ____________________________

REAL PROPERTY QUESTIONNAIRE

If you disagree with the current year actual value as 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:

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 tax year. If you file for the exemption in 2012, the Department of Revenue will apply the law as it existed on June 22, 2012.

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.

DISABLED VETERANS

The exemption is available to any veteran who is at least 80 years old, who has earned 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 exemption is also available to the surviving spouse of a veteran 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 2013.

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