

WELD COUNTY ASSESSOR  
 CHRISTOPHER M WOODRUFF  
 1400 N 17th AVE  
 GREELEY, CO 80631

**2014 REAL PROPERTY NOTICE OF VALUATION**  
 Phone (970)353-3845 Fax (970)304-6433  
 Office Hours: 8:00 a.m. - 5:00 p.m. M-F  
 appeals@weldgov.com  
 www.weldgov.com

**APPEAL FORM  
 RETURN TO ASSESSOR**

DATE: May 1, 2014

SCHEDULE / ACCOUNT NUMBER	TAX YEAR	TAX AREA CODE	PROPERTY DESCRIPTION (MAY NOT BE COMPLETE)		
R0241886	2014	1203	GROVER GRO 5055 W2 L4 & ALL L5 BLK8		
SIERMAN MARIAN E 42569 CR 112 GROVER CO 80729					
<b>PROPERTY</b>					
TYPE OF PROPERTY			PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
VACANT LAND			1,000	1,000	0
<b>TOTALS</b>			1,000	1,000	0

Using the above values, the estimated tax based on the prior year value was \$15.

The estimate of tax based on the current value is \$15.

This results in no change in tax. This estimate is based on 2013 tax rates. You will receive a tax bill in 2015.

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.

# THIS IS NOT A BILL

LAND SIZE	0.12 Acres	# OF BUILDINGS ON FILE	BUILDING #1 CHARACTERISTICS DISPLAYED
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PROPERTY CHARACTERISTICS	LAND NET SQFT: 5250
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PLEASE REFER TO THE BACK OF THIS FORM FOR INFORMATION ON HOW TO APPEAL YOUR PROPERTY VALUATION OR ITS CLASSIFICATION.

# 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, 2012**. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending **June 30, 2012**. Statute 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.

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 not leased from January 2011 through June 2012, please 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: \$ \_\_\_\_\_

## 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 1, 2014**