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

2016 REAL PROPERTY NOTICE OF VALUATION

TAXPAYER COPY

Phone: (970) 353-3845, Fax: (970) 304-6433
Office Hours: 8:00 a.m. - 5:00 p.m. M-F
appeals@weldgov.com
www.co.weld.co.us

DATE: May 1, 2016

SCHEDULE / ACCOUNT NUMBER	TAX YEAR	TAX AREA CODE	PROPERTY DESCRIPTION (MAY NOT BE COMPLETE)
R0243086	2016	1203	029105118005 GRO 5075 L16 BLK9

PROPERTY OWNER

0082734 01 AV 0.373 **AUTO T2 0 0453 80634-664232
UPTON BRENDA JO 1/2 INT
C/O JEANETTE NOYER
2532 20 ST RD
GREELEY CO 80634-6642

TYPE OF PROPERTY	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
RESIDENTIAL	2,000	2,000	+0
TOTALS	2,000	2,000	+0

Using the above values, the estimated tax based on the prior year value was $9.
Using the above values, the estimated tax based on the current value was $9.
This results in no change in tax. This estimate is based on 2015 tax rates. You will receive a tax bill in 2017.

The current year 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.

PROPERTY CHARACTERISTICS

For specific property characteristic details, please see the Building Information and Valuation Information Tabs on your Property Report.

PLEASE REFER TO THE BACK OF THIS FORM FOR GENERAL INFORMATION CONCERNING YOUR PROPERTY VALUATION AND YOUR APPEAL RIGHTS.

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, 2014**. 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, 2014**. State statute prohibits the use of appraisal data **after June 30, 2014**; that data will be considered in the 2017 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.

- **The assessment percentage for residences is projected to be 7.96%. Generally, all other property, including vacant land, is assessed at 29%. 39-1-104.2(3) and 39-1-104(1), C.R.S.**

- A change in the projected residential assessment percentage is NOT grounds for objection or abatement of taxes. 39-5-121(1), 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. **To preserve your right to object, your appeal must be postmarked, emailed, faxed or delivered in person on or before June 1, 2016. 39-5-122(2), C.R.S.**

Your right to appeal the property valuation and/or the classification to the Assessor expires on June 1, 2016

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 **by the last regular working day in June.**

APPEALING THE ASSESSOR'S DECISION

If you disagree with the Assessors 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 15th. 39-8-106(1)(a), 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.

2016 PROPERTY TAX HOMESTEAD EXEMPTION INFORMATION for SENIOR CITIZENS AND DISABLED VETERANS

Notice:

As of the date this document was executed, the Colorado General Assembly has not ruled on the funding for the Senior Property Tax Exemption for tax year 2016; taxes payable in 2017. The Disabled Veteran Exemption is still an active program.

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.

SENIOR CITIZEN ELIGIBILITY REQUIREMENTS

The exemption is available to any senior who is at least 65 years old, and 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 exemption is also 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. The application deadline is **July 15.**

DISABLED VETERANS

The exemption is available to any veteran who 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 as 100% "permanent and total" disabled, and was honorably discharged. The veteran must have owned and occupied the home as his or her primary residence prior to January 1 of the year the application is filed. The application deadline is July 1. 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
1355 S. Colorado Blvd., Bldg C, Suite 113
Denver, CO 80222
Telephone: 303-284-6077
www.colorado.gov/vets

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 actual value" and/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: ______________________________

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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, 2014**. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending **June 30, 2014**. Statute prohibits the Assessor from using appraisal data after **June 30, 2014.**

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, 2014** 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, 2014.**

$______________

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 2013 through June 2014, please complete the market approach section above. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2013 through June 2014, 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: ______________________________

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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 the property valuation and/or the classification to the Assessor expires on June 1, 2016

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