

DATE: May 1, 2019

ACCOUNT NUMBER		TAX YEAR	TAX AREA CODE	PROPERTY DESCRIPTION (MAY NOT BE COMPLETE)		
R8948630		2019	4682	146717268019 Lot 19 Block 4 COLLIERS HILL FG #4B		
<b>PRO PER TY</b>	MERITAGE HOMES OF COLORADO INC 6892 S YOSEMITE CT STE 1-201 CENTENNIAL CO 80112-1482					
	CLASSIFICATION			PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
VACANT LAND RESIDENTIAL			10,930 0	0 439,797	-10,930 +439,797	
<b>TOTALS</b>			10,930	439,797	+428,867	

THE PRIOR YEAR TAX ESTIMATE IS \$514. THE CURRENT YEAR TAX ESTIMATE IS \$5,139.  
 THIS RESULTS IN AN INCREASE OF +\$4,625. THIS ESTIMATE IS BASED ON 2018 TAX RATES. YOU WILL RECEIVE A TAX BILL IN 2020.

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, 39-5-12 1(1.5). C.R.S.



<b>PROPERTY CHARACTERISTICS</b>	For specific property characteristic details, please see the Building Information and Valuation Information Tabs on your Property Report at the following URL: <a href="http://www.co.weld.co.us/apps1/propertyportal/">www.co.weld.co.us/apps1/propertyportal/</a> .
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## 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: \_\_\_\_\_

\_\_\_\_\_

## 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, 2018**. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending **June 30, 2018**. Statute prohibits the Assessor from using appraisal data after **June 30, 2018**; that data will be considered in the 2021 reappraisal. 39-1-104(10.2)(d), C.R.S.

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, 2018** 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, 2018**.

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

**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 2017 through June 2018, please complete the market approach section above. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2017 through June 2018, 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 the property valuation and/or the classification to the Assessor expires on June 1, 2019**

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.