

DATE: May 1, 2022

ACCOUNT NUMBER		TAX YEAR	TAX AREA CODE	PROPERTY DESCRIPTION (MAY NOT BE COMPLETE)		
R8953093		2022	5868	120735136001		
PROPERTY	BAKER AYDEN JAY SPECIAL NEEDS TRUST 12 FEDERAL ST STE 400 PITTSBURGH PA 15212-5754			12656 EAGLE RIVER RD FIRESTONE Lot 1 Block 5 BAREFOOT LAKES FG #2		
	CLASSIFICATION			ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE
RESIDENTIAL			6.95%	535,536	535,536	0
<b>TOTALS</b>				535,536	535,536	0

THE PRIOR YEAR TAX ESTIMATE IS \$6,756. THE CURRENT YEAR TAX ESTIMATE IS \$6,567. THIS RESULTS IN A DECREASE OF -\$189. THIS ESTIMATE IS BASED ON 2021 TAX RATES. YOU WILL RECEIVE A TAX BILL IN 2023.

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.



PROPERTY CHARACTERISTICS	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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## 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, 2020**. 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, 2020**. State statute prohibits the use of appraisal data **after June 30, 2020**; that data will be considered in the 2023 reappraisal. 39-1-104(10.2)(d), C.R.S.
- An assessment rate will be applied to the actual value of your property before property taxes are calculated.
- A change in the assessment rate 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, 2022.** 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, 2022**

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 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 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.**

### 2022 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 2022; taxes payable in 2023. 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 disability rating," 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](http://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  
155 Van Gordon St., Suite 201  
Lakewood, Colorado 80228  
P: 303-914-5832 F: 303-914-5835  
[vets.colorado.gov](http://vets.colorado.gov)

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.

