PERSONAL PROPERTY NOTICE OF VALUATION

Brenda Dones
Weld Assessor
1400 N 17th Avenue
Greeley, CO 80631
www.weld.gov

Date of Notice: 06/15/2023
Telephone: (970) 400-3650
Fax: (970) 304-6433
Office Hours: 8:00 AM – 5:00 PM
Email: appeals@weld.gov

SCHEDULE NUMBER	TAX YEAR	TAX AREA	PHYSICAL LOCATION OF PERSONAL PROPERTY
P9103183	2023	0447	2313 115TH ST GREELEY , CO

PROPERTY OWNER	
AGRIUM US INC **C/O TAX DEPARTMENT** **5296 HARVEST LAKE DR** **LOVELAND, CO 80538-7163**	2313 115TH ST GREELEY Lot 9A WEST GREELEY TECH CENTER 6TH MINO R **BUSINESS NAME:** NUTRIEN

PROPERTY CLASSIFICATION	ASSESSMENT RATE	ACTUAL VALUE		+ OR - CHANGE
		PRIOR YEAR	CURRENT YEAR	
PERSONAL PROPERTY	27.900%	2,782,030	2,930,799	+148,769
TOTAL		**2,782,030**	**2,930,799**	**+148,769**

The assessment rate for personal property is 27.900% of the current year actual value, § 39-1-104(1), C.R.S.

The tax notice you receive next January will be based on the current year actual value.

You have the right to protest the valuation of your personal property.

Your 2023 estimate of taxes (payable in 2024) is:

ESTIMATED TAX AMOUNT: $71,998

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.

Please refer to the reverse side of this notice for additional information.

THIS IS NOT A BILL

VALUATION INFORMATION

Personal property (furnishings, machinery, and equipment) is valued according to its use and condition as of January 1. The value of personal property is based on consideration of the market, cost, and income approaches to value, § 39-1-103(5)(a), C.R.S.

If you did not submit a Declaration Schedule as required by § 39-5-108, C.R.S., the current year actual value shown on the front of this Notice of Valuation is based on the best information available pursuant to § 39-5-116(2)(a), C.R.S.

PERSONAL PROPERTY PROTEST PROCEDURES

Hearings will be held from June 15 through July 5
at 1400 N 17th Ave
from 8:00 AM – 5:00 PM

To assist you in the protest process, you may elect to complete and submit the enclosed Protest Form.

BY MAIL: If you wish to protest in writing, please include your estimate of property value and any additional documentation that you believe supports a change in the valuation of your property. **Written protests must be postmarked no later than June 30**, § 39-5-122(2), C.R.S**.** You may be required to prove that you mailed your protest on or before the June 30 deadline; therefore, we recommend that you retain proof of mailing.

IN PERSON: If you wish to protest in person, present to the Assessor's office your estimate of property value and a copy of any documentation that you believe supports a change in the valuation of your property. **You must appear in the office of the County Assessor no later than June 30th**, § 39-5-122(2), C.R.S.

BY MAIL: 1400 N 17 Ave, Greeley, CO 80631
FAX: 970-304-6433
E-MAIL: appeals@weld.gov
ONLINE: https://apps.weld.gov/assessor/appeal/

To preserve your appeal rights, your protest must be either postmarked or received by the Assessor no later than June 30 – after such date, your right to protest is lost.

The Assessor must mail a Notice of Determination to you **on or before July 10**. If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination, you must submit a written appeal to the County Board of Equalization **on or before July 20** if you wish to continue your appeal, § 39-8-106(1)(a) and (3), C.R.S.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, § 39-1-120(3), C.R.S.

PERSONAL PROPERTY PROTEST FORM

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YOU MAY USE THIS FORM TO BEGIN THE PROTEST PROCESS. PLEASE COMPLETE THE FORM AND SEND IT TO THE ASSESSOR.

What is your estimate of the property's value? $_____

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., original installed cost, comparable sales, rental income, etc.)

_____

_____

_____

AGENT AUTHORIZATION

I, the undersigned owner of the property identified above, authorize the agent named below to act on my behalf in the property tax protest for the tax year shown above.

_____ Agent's Name (Please Print)

_____ Signature of Property Owner

_____ Agent's Street Address

_____ Date

_____ Agent's City, State, Zip Code

_____ Agent's Telephone Number

ATTESTATION

I, the undersigned owner or agent of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

_____ Signature

_____ Telephone Number

_____ Date