

## PERSONAL PROPERTY NOTICE OF VALUATION

Brenda Dones  
 Weld Assessor  
 1400 N 17<sup>th</sup> Avenue  
 Greeley, CO 80631  
[www.weld.gov](http://www.weld.gov)

Date of Notice: 06/13/2025  
 Telephone: (970) 400-3650  
 Fax: (970) 304-6433  
 Office Hours: 8:00 AM – 5:00 PM  
 Email: [appeals@weld.gov](mailto:appeals@weld.gov)

SCHEDULE NUMBER	TAX YEAR	TAX AREA	PHYSICAL LOCATION OF PERSONAL PROPERTY	
P9101556	2025	5059	95 FACTORY RD EATON , CO	
PROPERTY OWNED	OMAHA TRACK INC 12930 I ST OMAHA, NE 68137-1268		95 FACTORY RD EATON L1 SUGAR FACTORY <b>BUSINESS NAME:</b> OMAHA TRACK INC	
PROPERTY CLASSIFICATION	ASSESSMENT RATE	ACTUAL VALUE		+ OR - CHANGE
		PRIOR YEAR	CURRENT YEAR	
PERSONAL PROPERTY	27.000%	345,432	269,154	-76,278
	<b>TOTAL</b>		<b>345,432</b>	<b>269,154</b>
			<b>269,154</b>	<b>-76,278</b>

The assessment rate for personal property is 27.000% 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 2025 estimate of taxes (payable in 2026) is:

**ESTIMATED TAX AMOUNT: \$6,057**

**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.**

## 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 17<sup>th</sup> 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 30<sup>th</sup>**, § 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](mailto: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 August 15**. 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 September 15** 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

Brenda Dones  
 Weld Assessor  
 1400 N 17<sup>th</sup> Avenue  
 Greeley, CO 80631  
[www.weld.gov](http://www.weld.gov)

Date of Notice: 06/13/2025  
 Telephone: (970) 400-3650  
 Fax: (970) 304-6433  
 Office Hours: 8:00 AM – 5:00 PM  
 Email: [appeals@weld.gov](mailto:appeals@weld.gov)

SCHEDULE NUMBER	TAX YEAR	TAX AREA	PHYSICAL LOCATION OF PERSONAL PROPERTY	
P9101556	2025	5059	95 FACTORY RD EATON , CO	
PROPERTY OWNER	OMAHA TRACK INC 12930 I ST OMAHA, NE 68137-1268		95 FACTORY RD EATON L1 SUGAR FACTORY <b>BUSINESS NAME:</b> OMAHA TRACK INC	
PROPERTY CLASSIFICATION		ACTUAL VALUE		+ OR - CHANGE
		PRIOR YEAR	CURRENT YEAR	
PERSONAL PROPERTY		345,432	269,154	-76,278
<b>TOTAL</b>		<b>345,432</b>	<b>269,154</b>	<b>-76,278</b>

**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