

PERSONAL PROPERTY NOTICE OF VALUATION

Brenda Dones
 Weld Assessor
 1400 N 17th Avenue
 Greeley, CO 80631
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

SCHEDULE NUMBER	TAX YEAR	TAX AREA	PHYSICAL LOCATION OF PERSONAL PROPERTY	
P9106763	2025	6316	67835 COUNTY ROAD 71 HEREFORD , CO	
PROPERTY OWNED	BISON IV OPERATING LLC 518 17TH ST STE 1800 DENVER, CO 80202-4117		67835 COUNTY ROAD 71 HEREFORD PT E2NE4 26 12 63 LOT B REC EXEMPT RECX1 2-0082 EXC COMM E4 COR S89D26W 1217.51 T O POB S89D26W 100 N00D57E 969.10 N89D58E 99.97 S00D57W 968.16 TO POB BUSINESS NAME: HIGHLAND OFFICE	
PROPERTY CLASSIFICATION	ASSESSMENT RATE	ACTUAL VALUE		+ OR - CHANGE
		PRIOR YEAR	CURRENT YEAR	
PERSONAL PROPERTY	27.000%	225,001	218,148	-6,853
TOTAL		225,001	218,148	-6,853

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: \$1,986

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 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 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

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PERSONAL PROPERTY		225,001	218,148	-6,853
TOTAL		225,001	218,148	-6,853

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