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, 2018**. 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, 2018**. State statute prohibits the use of appraisal data **after June 30, 2018**; that data will be considered in the 2021 reappraisal. 39-1-104(10.2)(d), C.R.S.
- An assessment percentage will be applied to the actual value of your property before property taxes are calculated.
- The assessment rate for residences is projected to be 7.2%. Generally, all other property, including vacant land, is assessed at 29%. 39-1-104.2(3) and 39-1-104(1), C.R.S.
- A change in the projected residential assessment percentage 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, 2019. 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, 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.

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 <u>PROOF OF MAILING.</u>

2019 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 2019; taxes payable in 2020. 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. Completed applications must be submitted to the Colorado Division of Veterans Affairs at:

Colorado Department of Military and Veterans Affairs
Division of Veterans Affairs
1355 S. Colorado Blvd., Bldg C, Suite 113
Denver, CO 80222
Telephone: 303-284-6077
https://www.colorado.gov/vets

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.

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 mar appraisal prepared prior	ket value of your property, please list s to June 30, 2018 may be helpful in est	ales of similar propertion	es that have sold in your nei ue of your property.	ghborhood. A copy of an		
DATE SOLD	SCHEDULE/ACCOUNT NUMBER of	r Property Descrip	TION or ADDRESS	SELLING PRICE		
Based on the information as of June 30, 2018 .	provided and accounting for difference	s between sold propert	ies and your property, state	the value of your property		
\$						
cost and income approaches to value. If you market approach section through June 2018, pleas square footage and rental	ROACH: For vacant land, commercial a our commercial or industrial property w above. To assist the Assessor in evalua- se attach an operating statement indical al rate for each tenant occupied space.	and industrial properties was not leased from Jar ating your appeal, and ating your income and If known, attach a list o	s the Assessor must also con nuary 2017 through June 20 if your property was leased expense amounts. Attach a of rent comparables for com	nsider the cost and income 018, please complete the during January 2017 rent schedule indicating the peting properties.		
Estimate of value based of	on cost approach: \$					
Estimate of value based	on income approach: \$					
	AGEN	IT ASSIGNME	ENT			
ASSIGNMENT: I authorize the year	the below-named agent to act on my	behalf regarding the p	roperty tax valuation of the p	property described herein for		
Agent's Name (please p	rint):		Daytime Telephone#:			
Owner's Signature:	dence regarding this protest		Date:			
Please mail all correspon	dence regarding this protest nt at the following address:					
to the above-hamed agei	it at the following address.					
OWNER/AGENT VERIFICATION						
I, the undersigned owner true and complete staten	or agent of this property, state that the nents concerning the described proper	information and facts by.	contained herein and on an	y attachments constitute		
SCHEDULE/ACCOUNT NU (Found above your name	JMBER: on the other side of this form.)					
Signature:		Date:	Daytime Teleph	one#:		

Your right to appeal the property valuation and/or the classification to the Assessor expires on June 1, 2019

Indicate the name, telephone number and email address for a person the Assessor may contact with questions.

Telephone