

VALUATION INFORMATION

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. The appraisal data used to establish value is from the 18-month period ending June 30, 2020, § 39-1-104(10.2) (a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2020) may be utilized, § 39-1-104(10.2)(d), C.R.S.

“Improvements” are defined as all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired.

Most property in Colorado is revalued every odd-numbered year § 39-1-104(10.2) (a), C.R.S.

REAL PROPERTY PROTEST PROCEDURES

Hearings will be held through June 1 at TELLER COUNTY COURTHOUSE 101 W. BENNETT AVE. CRIPPLE CREEK, CO 80813 from 8:30 a.m. to 4:00 p.m.

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 as of June 30, 2020, and any additional documentation that you believe supports a change in the classification and/or valuation of your property. **Written protests must be postmarked no later than June 1, 2022** § 39-5-122(2), C.R.S. You may be required to prove that you mailed your protest on or before the June 1 deadline; therefore, we recommend that you retain proof of mailing. **You may also fax your signed appeal to 719-689-0988.**

IN PERSON: If you wish to protest in person, present to the Assessor’s office your estimate of property value as of June 30, 2020, and a copy of any documentation that you believe supports a change in the classification and/or valuation of your property. **You must appear in the office of the County Assessor no later than June 1, 2022** § 39-5-122(2), C.R.S.

To preserve your appeal rights, your signed protest must be either postmarked or received by the Assessor no later than June 1, 2022 – after such date, your right to protest is lost.

The Assessor must mail you a Notice of Determination **on or before the last working day in June**. 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 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.

REAL PROPERTY PROTEST FORM

You may use this section of the form to initiate the protest process. If you wish to protest the classification or valuation of your property, please complete this section and return a copy of both sides of this form to the Assessor’s office at the address shown on the Notice of Valuation.

What is your estimate of the property’s value as of June 30, 2020? \$ _____

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., comparable sales, photos, rent roll, appraisal, etc.)

ATTESTATION

I, the undersigned owner or agent¹ of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Account/Schedule # _____

Signature

Telephone Number

Date

Email Contact

¹ Attach letter of authorization signed by the property owner