Jerry Roberts
Boulder County Assessor
Mailing Address
P.O. Box 471
Boulder, CO 80306-0471
www.bouldercountyassessor.org

2011 NOTICE OF VALUATION

Real Property

May 1, 2011

Office Location O
1325 Pearl Street, 2nd Floor
Boulder, CO 80302
Phone: 303-441-4830
Fax: 303-441-4996
Office Hours: 8:00 - 5:00, Mon-Fri

Account Number R[redacted] **Access PIN** [redacted]

[redacted]

[redacted]

PROPERTY VALUE

	Current Actual Value as of: 1/1/2011	Prior Actual Value as of: 6/30/2010	+ or - Change
	325,000	320,000	5,000

RESIDENTIAL

Location & Legal Description

[redacted]

STR: 18 1S 69 **Tax Area**:0090 **Nbhd**: 410

PROPERTY DESCRIPTION

Parcel Number: [redacted]
Land: 9,850 SQFT

Year Built: 1983
Bathrooms: 1-Full 1-Three Quarter 0-Half
Main living area: 1,180 SF
Upper living area: 0 SF
Basement area: 572 SF of which 404 SF is finished

PROPERTY TAX *ESTIMATE*

- The Assessor determines the value of property. The property value is multiplied by the assessment percentage (set by law) to arrive at your assessed value. Your taxes are set when that assessed value is multiplied by a mill levy set in the fall of 2011 by school boards, county commissioners, city councils, and special district directors.

Your tax bill last year (2010 payable 2011) was: $2,124.24

If no special levies or bonds are added and no exemptions (such as the senior homestead exemption) are in place, we *estimate* your total taxes for this year (2011 payable 2012) may be: $2,158

Go to www.bouldercountyassessor.org for a more detailed description of your property and a listing of sales in your area that determined the value of your property. Use your Account Number and Access PIN to obtain information on your property. Refer to the attached Appeal Form for definitions of property characteristics.

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AREA SALES

- Your property has been valued using mass appraisal techniques. The three examples of sold properties below are indicative of market activity in your area.

	Your Property	Comparable Record	Comparable Record	Comparable Record
Property Address	[redacted]	629 ST DAHLIA W	190 AV WASHINGTON S	194 AV MADISON S
Account Number	R[redacted]	R0092522	R0092541	R0092569
Market Area	403	403	403	403
Sale Date		08/28/2009	11/25/2008	12/22/2009
*Sale Price Time-adjusted to 6-30-2010		$343,500	$332,600	$306,300
Total Above-Grade Living Area	1180	1,172 SQ FT	1,188 SQ FT	1,188 SQ FT
Year Built	1983	1982	1983	1983
Effective Year Built	1983	1982	1983	1983
Bathrooms	1-F 1-T 0-H	1-F 1-T 0-H	1-F 1-T 0-H	1-F 1-T 0-H
Finished Basement Area	404 SQ FT	572 SQ FT	572 SQ FT	1,076 SQ FT

- Residential property, by law, must be valued solely by the **market approach**. Your property has been valued using market data from similar properties that sold during a 24-month period from July 1, 2008, through June 30, 2010. By law, if there were not enough sales during that time period, a 5-year period may be used.

- **By law, sales occurring after June 30, 2010, cannot be considered in determining the 2011 reappraised value.**

* Sales prices within this study period were **time-adjusted** to the end of the period, June 30, 2010, as if they were sold on that date. The **time-adjusted sales price** reflects market conditions on that date.