

Mailing Address

P.O. Box 471

Boulder, CO 80306-0471

[www.bouldercountyassessor.org](http://www.bouldercountyassessor.org)

Real Property



Office Location

1325 Pearl Street, 2nd Floor

Boulder, CO 80302

Phone: 303-441-3530

Fax: 303-441-4996

Office Hours: 7:30-5:00pm, M-TH

DOE JOHN  
123 MAIN ST  
LOUISVILLE, CO 80027

Location & Legal Description

123 MAIN ST

LOT 4 LOUISVILLE COMMONS

STR: 08 1S 69 Tax Area: 0090 Nbhd: 405

Market Area 407

Parcel Number: 157500000000

Land: 4500 SQ FT

PROPERTY DESCRIPTION

Year Built: 2013 Effective Year Built: 2013

Bathrooms: 2.00 -Full 0.00 -Three Quarter 1.00 -Half

Main living area: 1200 SF

Upper living area: 975 SF

Basement area: 0 SF of which 0 SF are finished

Account Number		R0999999		Access PIN		1234	
RESIDENTIAL		PROPERTY VALUE					
Use Type	Assessment Rate	Prior Actual Value	Current Actual Value	+ or - Change			
RESIDENTIAL	6.95%	\$650,800	\$725,000	\$74,200			
Total Value:		\$650,800	\$725,000	\$74,200			

You have the right to protest the classification and/or valuation of your property. Please see protest form for additional information.

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 2022 by school boards, county commissioners, city councils, and special district directors.

The tax notice you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value above.



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Your property has been valued using mass appraisal techniques. Statistical models were used to analyze sales of properties during the timeframe described below.\*

Full datasets of sales that were used in the mass appraisal of your property can be found at:

[www.bouldercountyassessorappeals.org](http://www.bouldercountyassessorappeals.org).

These datasets will allow you to browse and review all of the sales that were used in the mass statistical modeling process in a tabular format.

Alternatively, you can utilize the Sales Analysis Tool to find and review the sales via a geographical approach: <https://maps.boco.solutions/salescomp>

If you have questions regarding the underlying data that was used in valuing your property, or would like help in utilizing the tools provided to find similar base-period sales, please contact our office at (303) 441-3530 or at [assessor@bouldercounty.org](mailto:assessor@bouldercounty.org).

Your property was valued as it existed on January 1 of 2022.

\*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 ending June 30, 2020 **§ 39-1-104(10.2)(a), C.R.S.** If there were not enough sales during that time period, up to a 5-year period may be used **§ 39-1-104(10.2)(d), C.R.S.** Generally, the value of all other property is based on the consideration of the market, cost, and income approaches to value.

The assessment rate for residential property is currently 6.95%; multi-family property is 6.8%; agricultural property is 26.4%; Renewable property is 26.4%. Generally, all other property is assessed at 29%. **§ 39-1-104, C.R.S.** You have the right to protest the adjustment in valuation, but not the change in projected residential assessment percentage, nor the change in taxes, **§ 39-5-121(1), C.R.S.**