

Boulder County Assessor

Mailing Address

P.O. Box 471

Boulder, CO 80306-0471

www.bouldercountyassessor.gov

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

Account Number: R1234567

Access PIN: 1234

DOE JOHN

123 MAIN ST

BOULDER, CO 80303

Location & Legal Description

123 MAIN ST

LOT 5 ACME SUBDIVISION FLG 1

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 below.

For more information please visit www.bouldercountyseniorexemption.org

PROPERTY TAX ESTIMATE

PROPERTY VALUE				
Use Type	Assessment Rate	Prior Actual Value	Current Actual Value	+ or - Change
RESIDENTIAL	6.765%	\$461,200	\$632,000	\$170,800
Total Value:		\$461,200	\$632,000	\$170,800

Your property taxes for 2022 were \$3,171.96.

Your property taxes for 2023 are estimated to be approximately \$4,130.00.

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), C.R.S.

PROPERTY CHARACTERISTICS

STR: 01 1N 70

Tax Area: 0010

Nbhd: 101

Market Area: 507

Parcel Number: 146300199000

Year Built: 1990

Effective Year Built: 2000

Land: 10,200 SQ FT

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

Main living area: 1,400SF
Upper living area: 1,100SF
Basement area: 824 SF of which 0 SF are finished



VALUATION INFORMATION

Your property was valued as it existed on January 1 of 2023.

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.

For property tax year 2023, the actual value of residential improved property and commercial improved property will be reduced by \$15,000 or \$30,000 respectively. These reductions can not reduce the assessed value below \$1000.

Your property has been valued using mass appraisal techniques. Statistical models are used to analyze sales of properties during the timeframe described below. The appraisal data used to establish value is from the 24-month period ending June 30, 2022, § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 24-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2022) may be utilized, § 39-1-104(10.2)(d), C.R.S.

Full datasets of sales can be found at: boco.org/assessorappeals

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. You can also find on our website a link to a comparable sales lookup tool.

Most property in Colorado is revalued every odd-numbered year, § 39-1-104(10.2)(a), C.R.S. If you would like information about the approach used to value your property, or would like help in utilizing the tools provided, please contact the Boulder County Assessor's Office at (303) 441-3530 or assessor@bouldercounty.org.

REAL PROPERTY PROTEST PROCEDURES

Protests will be accepted through June 8. To assist you in the protest process, you may elect to complete and submit the enclosed protest form. Your options for protest are listed below:

By Mail: If you wish to appeal in writing, please include your estimate of property value as of June 30, 2022, 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 8** § 39-5-122(2), C.R.S. You may be required to prove that you mailed your protest on or before the June 8 deadline; therefore, we recommend that you retain proof of mailing.

Online: You can file an appeal using our online appeal module found at boco.org/assessorappeals. You will need your account number and PIN from the front of this form to file an appeal.

In Person: You can appeal in person by bringing your documentation and estimate of value as of June 30, 2022 to our office at 1325 Pearl St, 2nd floor, Boulder, CO 80303 Mon-Thurs 7:30am-5:00pm **no later than June 8** § 39-5-122(2), C.R.S. See our website for other locations/dates you can appeal in person during May.

Drop off: We have a drop box available on the east side of the Courthouse complex in Boulder, on 14th St, across from the Boulder Theater. You can drop your protest form and supporting documentation in the drop box marked "Assessor"

Email: You can file an appeal by email by sending your documents to assessor@bouldercounty.org

To preserve your appeal rights, your protest must be either postmarked or received by the Assessor no later than June 8 - after such date, your right to protest is lost.

If a property owner does not timely object to their property's valuation by June 8 under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the County Assessor.

The Assessor must mail you a Notice of Determination 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.