



## Cynthia Braddock

PO Box 471, 13<sup>th</sup> and Pearl  
Boulder, Colorado 80306-0471

Phone: (303) 441-3530

FAX: (303) 441-4996

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



Dear Property Owner,

May 1, 2023

We understand that the Marshall Fire was a devastating event that has affected you and your family. This past year and a half has come with so many challenges, and that is why it is difficult to share with you that there has been a change in valuation of properties impacted by the fire.

On May 1, the Boulder County Assessor's office is required to send a Notice of Valuation to all property owners in Boulder County. The Notice of Value will show the 2023 reappraisal value. Due to the 2023 tax year property value reappraisal required by the State of Colorado, we have found that **the value of properties in the area have increased significantly.**

To reflect the 2021 Marshall Fire and Straight-line Wind Event related damages to your property, your home value was reduced in 2022 to reflect the impact of smoke, soot, char and ash. For 2023, your property is valued at 100% based on market sales data from July 1, 2020, through June 30, 2022.

If you know of any circumstances on your property that you feel impact your property value that we might not know about, please appeal your property value. Appeals are accepted in the following ways, the deadline for submitting an appeal is June 8, 2023:

**Online Appeal:** <https://taxpayer.justappraised.com/bouldercountycvco>

**Email:** [Assessor@BoulderCounty.org](mailto:Assessor@BoulderCounty.org)

**Mail:**

- Return Notice Valuation postcard
- Download appeal form and mail in: [boco.org/AssessorAppeals](http://boco.org/AssessorAppeals)
- Document concerns in a letter and mail

**Drop off:**

- 1325 Pearl St., 2<sup>nd</sup> floor, Boulder CO
- Dropbox at Longmont County Office: 515 Coffman Street
- Dropbox at Boulder County Courthouse: 2025 14<sup>th</sup> Street

If your home is still being remediated, please share with us the timeline and costs associated with the ongoing work. If you have any questions and/or concerns regarding your notice of valuation, please do not hesitate to contact the Boulder County Assessor's office.

More information about the valuation process can be found on the county's website: [boco.org/2023/valuation](http://boco.org/2023/valuation).

Sincerely,

Cynthia Braddock  
Assessor