



## Cynthia Braddock

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[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 removed in 2021, and your land value was reduced 50%.

For 2023, your land value is back at 100% due to remediation. For home values, if you have not begun to rebuild your home, the home value will remain removed. Partial built homes will be valued based on how they stood on Jan. 1, 2023. Homes that were completely built on Jan. 1, 2023, will have a 100% value.

Included with this letter is your Notice of Valuation and instructions on how to appeal your value – the deadline for submitting an appeal is June 8, 2023. Please let us know of any circumstances on your property that you feel impact your property value that we might not know about. 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/2023valuation](http://boco.org/2023valuation).

Sincerely,

Cynthia Braddock  
Assessor