

Property Value Notices To Be Mailed On May 1

Property owners will receive their biennial Notice of Value from the Assessor’s Office in May. The appeal period runs from Saturday, May 1 to Tuesday, June 8.

Boulder County, Colo. - The [Boulder County Assessor’s Office](#) has completed the biennial reappraisal of all property in Boulder County and will be sending more than 120,000 notices of value to property owners on May 1. State law requires that all real property (land and buildings) in a county be revalued (reappraised) every odd-numbered year.

Per state statute, for 2023, the actual value for residential, commercial, industrial, and other property types reflects the market value of the property as of June 30, 2022. The previous biennial reappraisal was done in 2021 based on market values from June 30, 2020.

As area residents are aware, real estate values have been going up at a significant pace based on high demand for a limited supply of properties for sale. Overall, there is an increase in values for residential properties. The median percent increases for residential type properties in this appraisal period is 35%. This does not equate to a 35% increase in property tax. More information about the relationship between values and property tax can be found on the county’s website.

boco.org/2023Valuation

Commercial and Industrial properties are also showing higher changes, with a median value of 41%. Apartment complexes have also seen similar increases.

Maps showing median changes in residential property values from 2020-2022:

- [Map showing median changes in value by town/city/mountain areas](#)

Overview

Since the June 30, 2020 market value assessment date, the real estate market in Boulder County has slowed. Due to slowing residential sales figures, homeowners may find that their homes are worth slightly less today in the current real estate transaction market than our assessments indicate from nearly a year ago. The Assessor’s Office is required to use sales information from July 1, 2020 – June 30, 2022, for the reappraisal, they are not allowed to consider sales after June 30, 2022.

As shown below, the State Legislature has reduced the assessment rates for many property types and provided an adjustment of market value to residential and commercial properties for 2023. The market adjustments will be applied prior to tax bills being sent out in 2024, but they are not applied to the value on the Notices of Valuation.

2023 Assessment Rates	Rate	Market Value Adjustment
Residential	6.765%	-\$15,000
Residential Multi-family	6.765%	-\$15,000
Commercial	27.90%	-\$30,000 (improved Commercial only)
Commercial Lodging	27.90%	-\$15,000
Commercial Renewable Energy	26.40%	-\$30,000
Industrial	27.90%	

Agricultural	26.40%	
Agribusiness	27.90%	
State Assessed Renewable Energy	26.40%	

The Assessor's Office goal is to establish equalized property values and ensure that the tax burden is fairly and equitably distributed amongst property owners following State of Colorado constitutional and statutory guidance.

Appeals

Owners who wish to appeal the determined market value of their home or commercial property are required to file their appeal with the Assessor's Office **by 11:59 p.m. on Tuesday, June 8.**

Property owners may appeal their values on our [website](#), by fax, by mail, drop box, or email. There are online tools available at boco.org/AssessorAppeals to help property owners research comparable sales data and attach that information to their appeal.

If you have questions for Assessor's Office staff, call 303-441-3530. Please leave a voicemail message if you call after hours. Please note that the Assessor's Office hours are 7:30am – 5:00pm Monday – Thursday. [Our bilingual staff are available to help you in English and Spanish. Assistance in languages is available through phone interpretation.](#)

Notices of Value

All residential property owners were mailed Notice of Valuation postcard that includes the property's basic assessment. Property owners can access a more traditional Notice of Value on our website at www.BoulderCountyAssessor.org. Anyone without computer access can call our office at 303-441-3530 to request that a traditional Notice of Value be sent to them at no charge.