

Boulder County Assessor  
Mailing Address  
P.O. Box 471  
Boulder, CO 80306-0471  
[www.bouldercountyassessor.org](http://www.bouldercountyassessor.org)



August 15, 2023  
1325 Pearl Street, 2nd Floor  
Boulder, CO 80302  
Phone: 303-441-3530  
Fax: 303-441-4996  
Office Hours: 8:00-4:30pm, M-F

Account #: R000NNN1

OWNER NAME  
1234 STREET DR  
  
BOULDER CO 8030N

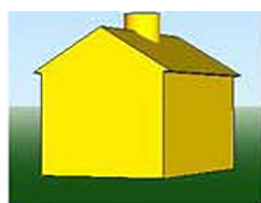
RESIDENTIAL	ASSESSOR'S VALUATION		
Petitioner's Estimate of Value	Actual Value Prior to Review	Actual Value After Review	+ or - Change
\$852,000	\$1,006,800	\$1,006,800	\$ 0

**Location & Legal Description:**

1234 STREET DR BOULDER  
SUBDIVISION NAME - BO

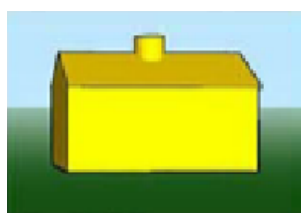
Based on comparable properties that sold from July 1, 2020 through June 30, 2022, your value is appropriate.

You have the right to appeal to the County Board of Equalization for further consideration, 39-8-106(1)(a) C.R.S.  
Please see the second page (enclosed) for detailed information on filing your appeal.

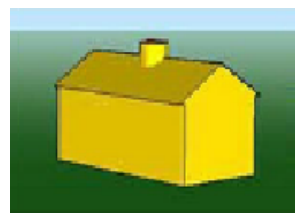


**AREA SALES**

Your property has been  
valued using mass  
appraisal techniques.



**Sale #1**



**Sale #2**



**Sale #3**

Property Address	1234 STREET DR BOULDER	2345 STREET DR BOULDER	3456 STREET DR BOULDER	4567 STREET DR BOULDER
Account Number	R000NNN1	R000NNN2	R000NNN3	R000NNN1
Sale Date		June 18, 2016	February 19, 2016	December 30, 2015
Sale Price (time adjusted to 6/30/16)		\$969,000	\$989,288	\$1,179,598

\*\*\*See reverse side of this page for detailed information about your property and the above sales.

- 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 from July 1, 2014, through June 30, 2016. By law, if there were not enough sales during that time period, a 5-year period may be used.

- By law, **sales occurring after June 30, 2016, cannot be considered in determining the 2017 reappraised value unless they were under contract before this date**. Then they may be considered as comparables when a property value is appealed.

\* Sales prices within this study period were **time-adjusted** to the end of the period, June 30, 2016, as if they were sold on that date. The **time-adjusted sales price** reflects market conditions on that date.

# Sales Comparison Approach

Property Details	Subject Property	Comparable No. 1	Comparable No. 2	Comparable No. 3
Account ID	R000NNN1	R000NNN2	R000NNN3	R000NNN4
Address	655 MARINE BOULDER	2345 STREET DR BOULDER	3456 STREET DR BOULDER	4567 STREET DR BOULDER
Proximity to Subject		0.23 miles	0.12 miles	0.34 miles
Sales Price		\$969,000	\$925,000	\$1,075,000
Time Adj. Sales Price		\$969,000	\$989,288	\$1,179,598
Date of Sale		June 18, 2016	February 19, 2016	December 30, 2015
Characteristics	Description	Description	Description	Description
<a href="#">Neighborhood</a>	NNN	NNN	NNN	NNN
<a href="#">Land Market</a>	NNN00	NNN00	NNN00	NNN00
<a href="#">Subdivision</a>	SUBDIVISION NAME - BO	SUBDIVISION NAME - BO	SUBDIVISION NAME - BO	SUBDIVISION NAME - BO
<a href="#">Land Size SF/Acres</a>	7,245 / 0.17	5,285 / 0.12	10,389 / 0.24	2,436 / 0.06
<a href="#">Elem School</a>	Neighborhood School	Neighborhood School	Neighborhood School	Neighborhood School
<a href="#">Access/Traffic</a>				
<a href="#">Priv/Rock O/Topo</a>				
<a href="#">Lake/Stream/View</a>				
<a href="#">Golf/Rec Land</a>				
<a href="#">Well/Septic</a>				
<a href="#">Sun/Hist D &amp; L</a>				
<a href="#">Airport/RR/Loc Adj</a>				
<a href="#">Stigma/Unbuildable</a>				
<a href="#">Nat Disaster/Fld/Fire</a>				
<a href="#">Design/Arch Design</a>	Multi Sty	Multi Sty	Multi Sty	Multi Sty
<a href="#">Duplex/Triplex</a>				
<a href="#">Quality</a>	Good	Good	Avg +	Good
<a href="#">Condition</a>	Avg	Avg	Avg	Avg
<a href="#">Year Blt/Eff Year Blt</a>	1892/1960	1900/1988	1900/1975	1905/2000
<a href="#">Living Area</a>	1370	1789	1722	1940
<a href="#">Basement Unfinished</a>	GrdnL-302			
<a href="#">Basement Finished</a>	GrdnL-465			GrdnL-1188
<a href="#">Garage/Carport</a>	At-326	At-381	Cp-280	
<a href="#">Studio/Acc Dwelling</a>	-/Bel Grd Acc			
<a href="#">Baths</a>	F-2/H-1	F-2	F-2	F-6
<a href="#">Exterior/Heating/AC</a>	Br Blk/F Air/-	Wd Shk/F Air/-	Wd Shk/F Air/-	Br Blk/F Air/-
<a href="#">Deck/Porch/Enclosed</a>	Dk-16/En-104/Po-220	Dk-164	Pa-90/Po-144	En-176
<a href="#">Obsolescence</a>				
<a href="#">Other Misc/Elec</a>				
<b>Extra Features</b>				
<a href="#">Out Buildings</a>			Shd-192	
<a href="#">Distressed Sale</a>				
<b>Net Adjust</b>		<b>-\$27,231</b>	<b>\$814</b>	<b>-\$75,330</b>
<b>Sale Adjusted Value</b>		<b>\$941,769</b>	<b>\$990,102</b>	<b>\$1,104,268</b>
<b>Actual Value After Review:</b>	<b>\$1,006,800</b>			

These comparable properties may not be the same computer selected sales that were on your Notice of Valuation. The sales presented here are most similar, in terms of location, living area, age, and other characteristics, to the Subject Property. See <https://www.bouldercounty.org/property-and-land/assessor/glossary/> for explanations of the property characteristics listed above.

# Boulder County Board of Equalization Appeal Process

[www.boco.org/boe](http://www.boco.org/boe)

Email: [BOE@bouldercounty.gov](mailto:BOE@bouldercounty.gov); Phone: (303) 441-4590

Pursuant to C.R.S. §39-8-106(1)(a), you have the right to appeal the Assessor's decision. The County Board of Equalization will sit to hear appeals for Real Property (land and buildings) and for Business Personal Property (furnishings, machinery, and equipment). The **statutory deadline** to file an appeal is **Friday, September 15, 2023**; after such date, your right to appeal is lost. Appeals cannot be accepted after the statutory deadline. Hearings will take place during September and October.

## How do I file an appeal?

### Online Appeal

Appeal by using our online system located on the BOE website [www.boco.org/BOE](http://www.boco.org/BOE) by inputting your account number and PIN. You will have the option to select a date and time to schedule your hearing. Released dates fill-up quickly, consider appealing early. The Appeals Coordinator will schedule your hearing if hearing slots are FULL.

**Your petition must be submitted by September 15, 2023; 11:59 p.m. The online system will date and timestamp your submission. Any appeals received past the deadline cannot be accepted.**

### Paper Appeal

Appeal by submitting a paper petition using the backside of this page titled "**Board of Equalization Appeal Petition.**"

- Complete **all** information requested and sign the form. Your signature is required for a valid petition.
- Attach any additional evidence to support your appeal petition (NO stapling).  
*The BOE is not affiliated with the Assessor's office. Evidence you submitted to the Assessor's Office will not be provided to the BOE.*
- Attach a signed Letter of Agency to the appeal, if required. This letter is **required** if:
  - a. An agent is submitting the petition and will represent you at the hearing,
  - b. You do not plan to attend your hearing but will be represented by someone who is not an attorney at law licensed in the State of Colorado. A Letter of Agency can be found on our website: [www.boco.org/BOE](http://www.boco.org/BOE)
- Keep a copy of your petition for your records
- Submit either by USPS certified mail **or** hand delivery to the following Boulder location:

#### Mail Petition to (Via Certified Mail)

Board of Equalization  
P.O. Box 471  
Boulder, CO 80306

**Envelope must be postmarked by September 15, 2023**

#### Drop Off Petition

Drop off signed petition and supporting documents in person  
Board of Equalization

1325 Pearl Street, 1<sup>st</sup> Floor, Boulder, CO 80302

**Petition must be dropped off by September 15, 2023**

The Appeals Coordinator will schedule the date and time of your hearing. Petitions may be refused if the requirements are not followed.

Please visit: [www.boco.org/BOE](http://www.boco.org/BOE) for more information regarding the appeals process.

- If you have questions about your property valuation, contact the Boulder County Assessor at (303) 441-3530.
- If you have questions about appealing the Assessor's decision, email [BOE@bouldercounty.gov](mailto:BOE@bouldercounty.gov) or call (303) 441-4590. Reference your Account #. (ex: R1234567)

#### When will I receive notice of my hearing?

- The BOE notice of hearing is sent via U.S. Mail and email (if provided). The notice will provide information regarding the hearing.
- Due to the high volume of petitions received and the short window to conclude the entire BOE process per state statute, **hearings cannot be rescheduled, changed or postponed**. Petitioners may receive very little notice prior to their hearing date.
- Petitioners can visit [www.boco.org/BOE](http://www.boco.org/BOE) to search for their hearing date.
- If you are unable to attend your scheduled hearing, the hearing will be held in your absence and evidence submitted at least three days prior to hearing will be considered by the Hearing Officer for their recommendation of value.

#### When will I receive the BOE's decision?

- BOE decision letters will be mailed in November pursuant to statutory deadline.
- The decision letter will include information on how to appeal a BOE decision. You have the option to appeal to the Board of Assessment Appeals, Boulder County District Court OR to binding arbitration.

To appeal the Assessor's decision, you must complete the petition below in its entirety and submit with a copy of your Notice of Determination, if not appealing online.

In accordance with C.R.S. §39-8-106(1.5), **YOU MUST STATE YOUR OPINION OF VALUE IN TERMS OF A SPECIFIC DOLLAR AMOUNT FOR REAL PROPERTY APPEALS.**

What is your estimate of property value as of June 30, 2022 \$ \_\_\_\_\_

**Please explain the basis for your estimate below.**

You may attach additional sheets as necessary and any supporting documentation, i.e. comparable sales, rent roll, appraisal, etc. Do **NOT** staple any attachments, use a paperclip or binder clip. Submit in one envelope.

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**PLEASE PRINT CLEARLY AND COMPLETE ALL FIELDS BELOW. A SIGNATURE IS REQUIRED.**

ACCOUNT # : R000NNN1

PIN#: NNNN

PROPERTY ADDRESS: 1234 STREET DR

OWNER NAME: OWNER NAME

Email: \_\_\_\_\_  
(Please print neatly and clearly)

Signed: Property Owner

(If submitted by an Agent, a Letter of Authorization signed by the property owner **must** be attached to this appeal.)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

ACCOUNT # R000NNN1

Appraiser: ABC

**\*This appeal only pertains to the account listed above.**

**\*DO NOT COPY FOR ANY OTHER ACCOUNT.**

