

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



August 15, 2025  
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 #: R000NNN1

OWNER NAME  
1234 STREET DR  
  
BOULDER CO 8030N

RESIDENTIAL Petitioner's Estimate of Value	ASSESSOR'S VALUATION		
	Actual Value Prior to Review	Actual Value After Review	+ or - Change
\$850,000	\$1,002,700	\$1,002,700	\$ 0

Location & Legal Description:  
1234 STREET DR BOULDER  
SUBDIVISION NAME - BO

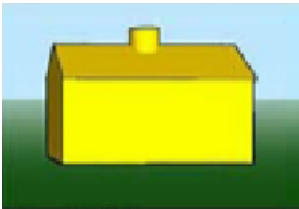
Based on comparable properties that sold from July 1, 2022 through June 30, 2024, your value is appropriate.

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

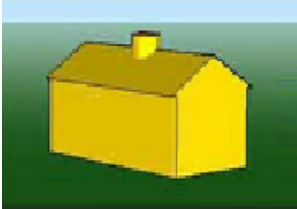
Your property has been  
valued using mass  
appraisal techniques.



Sale #1

Property Address      1234 STREET DR  
                                 BOULDER  
Account Number      R000NNN1  
Sale Date  
Sale Price (time adjusted to  
                                 6/30/24)

2345 STREET DR BOULDER  
R000NNN2  
June 18, 2024  
\$969,000



Sale #2

3456 STREET DR BOULDER  
R000NNN3  
February 19, 2023  
\$989,288



Sale #3

4567 STREET DR BOULDER  
R000NNN1  
December 30, 2022  
\$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, 2022, through June 30, 2024. 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, 2024, cannot be considered in determining the 2025 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, 2024, 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	1234 STREET DR 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, 2024	February 19, 2023	December 30, 2022
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>		-\$27,231	\$814	-\$75,330
<b>Sale Adjusted Value</b>		\$941,769	\$990,102	\$1,104,268
<b>Actual Value After Review:</b>	<b>\$1,002,700</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.gov/property-and-land/assessor/glossary/> for explanations of the property characteristics listed above.

# Boulder County Board of Equalization Appeal Process

Visit [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 statutory deadline to file an appeal is September 15; after such date, your right to appeal is lost. Appeals shall not be accepted after the statutory deadline. Hearings will take place during September and October. All hearings are virtual or by phone.

## Online Appeal – Recommended

See "Submit BOE Appeal" located on the BOE website, [www.boco.org/BOE](http://www.boco.org/BOE). Enter your property account number (usually starts with an R). You may have the option to select a date and time to schedule your hearing. **Appeal early** as released dates fill-up quickly. The Appeals Coordinator will schedule your hearing if hearing slots are full.

If you are representing a Property Owner, a Letter of Agency (LOA) is required. The LOA must be signed by the Property Owner. An LOA may be found on the BOE website under BOE Forms.

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

**All Agents must file appeals via the BOE online system located [www.boco.org/BOE](http://www.boco.org/BOE).**

## Paper Appeal – Consider appealing online

Property Owners may submit via the **Board of Equalization Appeal Petition form**.

- Complete **all** information requested. Your **signature** and current **email address** are **required** for a valid petition. All BOE communication is done by email.
- Evidence to support your appeal may be included with submission of the paper petition.
- Any evidence not submitted with the paper petition must be uploaded by Petitioner via the BOE online system.
- **No stapling. The petition may be rejected if stapled.**
- Keep a copy of your petition for your records. Copies will not be made for you.
- Submit either by mail (mailed with proof of mailing is recommended) **or** hand delivery to Boulder location:

### Mail Petition

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

**Envelope must be postmarked by September 15**

### Drop Off Petition

Drop off signed petition and supporting documents in person  
Board of Equalization  
Monday – Thursday, 9:00 – 4:00 in the lobby only  
1325 Pearl Street, 1<sup>st</sup> Floor, Boulder, CO 80302

**Petition hand delivery deadline is 4:00 p.m. September 15**

## Evidence

**Evidence** may be submitted to support your appeal. *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. Evidence must be uploaded using the online portal at least three (3) business days prior the scheduled hearing date by the Petitioner. Evidence is limited to five (5) documents in total. Evidence may not be deleted or exchanged. Evidence that is emailed, or submitted by any other means will be rejected.

## How do I file an appeal?

### Additional Information

- The BOE Notice of Hearing is sent via email. Included will be the date, the time, and how to connect to your hearing.
- Due to the high volume of appeals received and a short time window to conclude the entire BOE process per state statute, **hearings may not be rescheduled, changed, or postponed.** Petitioners may receive very little notice prior to their hearing date.
- You may view your appeal on **Search by Account Number** on [www.boco.org/BOE](http://www.boco.org/BOE).
- If you are unable to attend your scheduled hearing, the hearing will be held in your absence.
- BOE decision letters will be emailed 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.
- Petitions may be refused if the submission requirements are not followed.
- If September 15 falls on a Saturday, Sunday, or legal holiday, the deadline will be the first business day after September 15.
- If you have questions about your property valuation, contact the Boulder County Assessor, [assessor@bouldercounty.gov](mailto:assessor@bouldercounty.gov), or (303) 441-3530.
- If you have questions about submitting an appeal, contact [BOE@bouldercounty.gov](mailto:BOE@bouldercounty.gov). **Your Account # must be referenced (ex: R1234567).**

It is recommended you file your appeal using the BOE online system found on [BOE@bouldercounty.gov](mailto:BOE@bouldercounty.gov). Agents must file online. If not appealing online, Property Owners may submit by completing this form in its entirety and must include a copy of your Notice of Determination. A current email address and signature are required for petition to be valid.

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, 2024? \$ \_\_\_\_\_

Please explain the basis for your estimate below.  
You may attach up to five (5) additional documents as evidence, i.e. comparable sales, rent roll, appraisal, etc. Do **NOT** staple. Stapled documents may result in rejection of petition. A paper clip or binder clip may be used. **Submit petition and any evidence in one envelope.** See “How do I file an appeal?” above, or the BOE website for instructions on how to submit a petition and evidence.

PLEASE PRINT CLEARLY! COMPLETE ALL FIELDS BELOW. An current valid EMAIL ADDRESS and SIGNATURE IS REQUIRED for your petition to be valid.

ACCOUNT # : R000NNN1

PROPERTY ADDRESS: 1234 STREET DR BOULDER

OWNER NAME: OWNER

Email *REQUIRED*: \_\_\_\_\_  
(Please print neatly and clearly) Provision of email address constitutes election to receive electronic notification.

Signed: Property Owner  
(If submitted by an Agent, a Letter of Agency 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.**