

2026 NOTICE OF VALUATION

Cynthia Braddock

Real Property

May 1, 2026



Boulder County Assessor
 Mailing Address
 P.O. Box 471
 Boulder, CO 80306-0471
www.BoulderCountyAssessor.gov

Office Location
 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 Number: R0000000

SMITH JOHN
 1234 MAIN ST
 BOULDER, CO 80304

Location & Legal Description
 1234 MAIN ST

LOT 3 ACME SUBDIVISION

The tax notice you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value below. For more information please visit boco.org/SeniorExemption

The taxpayer has the right to protest any adjustment in valuation and the classification of the property that determines the assessment percentage to be applied. § 39-5-121(1)(a)(I), C.R.S.

PROPERTY VALUE

| Property Classification | Prior Actual Value | Current Actual Value | + or - Change |
|-------------------------|--------------------|----------------------|---------------|
| RESIDENTIAL | \$1,000,000 | \$1,250,000 | \$250,000 |
| Total Value | \$1,000,000 | \$1,250,000 | \$250,000 |

PROPERTY CHARACTERISTICS

STR: 13 1N 71 **Tax Area:** 0010 **Nbhd:** 174
Market Area: 103 **Parcel Number:** 146113400000
Year Built: 1990 **Effective Year Built:** 2010

Building 1 Style: 1 Story - Ranch

Land: 7,500 SQ FT

Bathrooms: 2.00 -Full
 0.00-Three Quarter
 0.00-Half

Main living area: 1,960 SF
Upper living area: 0 SF
Basement area: 1,960 SF of which 1,960 SF are finished



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If you require an accessible version of this form, please email assessor@bouldercounty.gov or call 303-441-3530.

VALUATION INFORMATION

Your property was valued as it existed on January 1 of 2026.

The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value.

You are receiving a Notice of Value for 2026 due to the following: NEW CONSTRUCTION

Your property has been valued using mass appraisal techniques. Statistical models are used to analyze sales of properties during the timeframe described below. The appraisal data used to establish value is from the 18-month period ending June 30, 2024, § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2024) may be utilized, § 39-1-104(10.2)(d), C.R.S.

Full datasets of sales can be found at: <https://bouldercounty.gov/property-and-land/assessor/sales/>

These datasets will allow you to browse and review all of the sales that were used in the mass statistical modeling process in a tabular format. You can also find on our website a link to a comparable sales lookup tool.

Most property in Colorado is revalued every odd-numbered year, § 39-1-104(10.2)(a), C.R.S. If you would like information about the approach used to value your property, or would like help in utilizing the tools provided, please contact the Boulder County Assessor's Office at (303) 441-3530 or assessor@bouldercounty.gov.

REAL PROPERTY PROTEST PROCEDURES

Protests will be accepted through June 8. To assist you in the protest process, you may elect to complete and submit the enclosed protest form. Your options for protest are listed below:

- By Mail:** If you wish to appeal in writing, please include your estimate of property value as of June 30, 2024, and any additional documentation that you believe supports a change in the classification and/or valuation of your property. **Written protests must be postmarked no later than June 8** § 39-5-122 (2), C.R.S. You may be required to prove that you mailed your protest on or before the June 8 deadline; therefore, we recommend that you retain proof of mailing.
- Online:** You can file an appeal using our online appeal module found at boco.org/AssessorAppeals. You will need your account number from the front of this form to file an appeal.
- In Person:** You can appeal in person by bringing your documentation and estimate of value as of June 30, 2024 to our office at 1325 Pearl St, 2nd floor, Boulder, CO 80303 Mon-Thurs 7:30am-5:00pm **no later than June 8**. § 39-5-122(2), C.R.S. See our website for other locations/dates you can appeal in person during May.
- Drop off:** We have a drop box available on the east side of the Courthouse complex in Boulder, on 14th St, across from the Boulder Theater. You can drop your protest form and supporting documentation in the drop box marked "Assessor". There are also drop boxes at our Longmont and Lafayette locations: <https://www.bouldercounty.gov/property-and-land/assessor/appeals/drop-boxes/>
- Email:** You can file an appeal by email by sending your documents to assessor@bouldercounty.gov

To preserve your appeal rights, your protest must be either postmarked or received by the Assessor no later than June 8 - after such date, your right to protest is lost.

If a property owner does not timely object to their property's valuation by June 8 under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the County Assessor.

The Assessor must mail you a Notice of Determination on or before last working day in June. If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination, you must submit a written appeal to the County Board of Equalization on or before July 15 if you wish to continue your appeal, § 39-8-106(1)(a) and (3), C.R.S.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, § 39-1-120(3), C.R.S.