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Here's Why the Assessor's Valuation of Your Home Isn't Particularly Useful

While it's true that Colorado is a "full valuation" state when it comes to property taxes, the value which the county assessor assigns to your home is not given much credence by real estate professionals and appraisers for a combination of reasons.

First of all, the valuation is, by statute, out of date. The assessor is required to determine what your house would have sold for on June 30 of every even numbered year based on comparable sales from the prior 24 months.

Second, the calculation is done by computer with virtually no human involvement except for unusual circumstances, such as a major renovation. Moreover, the computer depends on the information which it has about your home. The square footage may be wrong.

If your basement was finished without a building permit, the computer could undervalue your home in the belief that the basement is unfinished.

In addition, if the computer has faulty information about the sold comps it uses, then that affects the valuation as well.

In the long run, it is you the homeowner who helps the assessor to refine his valuations through the appeals process. That is one of the few points at which human interpretation comes into play.

However, in appealing your taxes, you can only use qualified comps — that is, the homes that sold in the 24 months prior to June 30th of last year — to make your case. Those comps are all listed on the assessor's website under the tab "Neighborhood Sales."

REAL ESTATE TODAY



By **JIM SMITH, Realtor®**

Golden Is Gifted With Tons of Dirt for Noise Mitigation

This month and next, a lot of dirt will be delivered to Golden for the construction of earthen berms to mitigate noise from Highways 6 & 93 through Golden. My own neighborhood of Beverly Heights will get about 300,000 cubic yards of dirt to reduce the noise impact from 6th Avenue/U.S. Hwy 6 between 19th Street and Clear Creek, which could help raise property values.

Garage Sale Season Is Here

As the days get warmer, you'll start seeing more garage sale signs sprouting along our highways and streets.

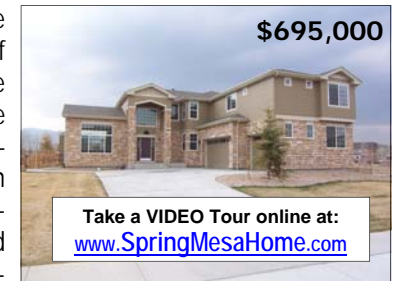


We have printed up some signs which you are welcome to borrow. They won't be available on May 9th, however, since we'll be using all of them for our annual Village at Mountain Ridge garage sale.

This Week's Featured New Listing:

Spring Mesa Home Backs to Greenbelt

Spring Mesa is an expansive subdivision located just north of Westwoods in Arvada. This is one of the homes which sits on the highest part of the subdivision — the mesa itself. From this high point you can see downtown Denver as well as the front range laid out before you. It's a great location, and this is a great home, too. It's the Princeton model from D R Horton, with over 4,200 main square feet, plus another 2,070 square feet in the unfinished basement. The lot itself is 4/10th's of an acre and backs to a greenbelt with both pedestrian and bridle paths on it. The home, built in 2008, is fully landscaped. Inside it features slab granite, hickory hardwood, cherry cabinets and more. Open Sat., 4/25, 1-4 p.m.



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