

Next Week Homeowners Will Receive Updated Property Valuations From County Assessors

During the first week of May in every odd numbered year, Colorado's county assessors are required to notify every property owner of the full valuation which the assessor has assigned to each property. Unless revised downward through the appeal process, that valuation will be the basis of the property tax charged for this year and 2026.

The valuation you receive by letter or postcard is the assessor's best guess as to what your property might have sold for on June 30th of the previous (even-numbered) year. That assumes, however, that the size and condition of your home is the same on Jan. 1st of this year and next year as it was on June 30th of last year.

The system actually *depends on* your participation in correcting the assessor's valuation which was the result of a computer-assisted "mass appraisal" system, informed by human analysis of market trends, veri-

fied sales data, and neighborhood conditions. Deputy assessors will, however, read or listen to your appeal of the valuation which their system generated for your home.

The bottom line is that you owe it to yourself and to the county to help the assessor come up with the proper valuation for your home.

The county assessors are expected to make it easy for property owners to determine whether they guessed correctly at your home's value on June 30th of last year. For Adams County, your first step to take is to visit <https://assessornovs.adcogov.org/adamscountynovs>, where you enter the Account Number from the Notice of Valuation which you received by mail.

If your home is in a different county, Google that county assessor's website. The process should be similar to what I describe here.

On the assessor's web page for your home, you should be able to look for qualified comparable sales that occurred during the eligible period, which is the 24 months prior to June 30, 2024.

Remember above all, the inten-

tion is to determine what your home was worth on June 30, 2024, not what it is worth today! Your taxes for both 2025 and 2026 will only be based on what your home was worth last June 30th!

If you find a good comp to use in your appeal, you need to "time adjust" its sale price. Time adjustment is based on how much homes increased in value during those 24 months. The county assessor will announce the median percentage increase in values from June 30, 2022 to June 30, 2024 for Adams County. But "median" means that half the neighborhoods will be higher and half will be lower or even negative. Divide the median for your neighborhood by 24 months, to determine the increase in values for residential properties *per month*. That "time adjusted" price is what you would need to cite for comps used in your appeal.

Note: If, by chance, you bought your home *on or close to June 30, 2024*, don't assume that your purchase price will be the assessor's valuation of your home, because, regardless of what you paid for your

This Ad Will Appear Bi-Weekly Starting This Week

Writing the articles for this full-page "advertorial" has been my privilege and passion for over two decades, but I have decided to give myself a break and publish every other week instead of weekly so I can devote more time to my thriving real estate practice and family life. All 26 newspapers in which it appears have graciously allowed me to make this change, and I look forward to having next week off! Look for this column to return every other week.

On those "off" weeks, including May 1st, I'll be publishing half-page ads on other topics, including mortgage financing and sustainability.

home on June 30, 2024, its valuation is based on what eligible comps indicate it *should* have sold for. Your home will be only one of three comps that you can use in your appeal.

Using the procedure described above, it's possible that your home was valued correctly, but if it was overvalued, you can appeal using a form that you can probably find on the assessor's website.

Your form must be postmarked or delivered to the assessor's office by Monday, June 9, 2025. My recommendation is always to request an in-person meeting with the assessor's office. You can make an appointment or just show up and wait in line. You'll be notified of the result of your appeal by August 15th.

Spend some time surfing around the assessor's website to learn about the appeal process, including a secondary appeal if you're unhappy with the response to your appeal from the assessor's office.

Are You Considering an EV?

In February I traded in my Tesla Model Y for a Ford Mustang Mach E. My review of the Mustang, comparing it to other brands, didn't fit in this ad, but you can read it at <http://RealEstateToday.substack.com>.

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Celebrate Earth Day With Free Film Screenings This Saturday

The Colorado Environmental Film Festival (CEFF), which I wrote about and co-sponsored in February, returns to the Green Center on the Colorado School of Mines campus this **Saturday, April 26th, 1pm to 3pm**, for a screening of two environmental films. Admission is free, although a contri-

bution of \$12 or more is encouraged.

The first film is **Peaks to Prairie** (21 minutes) and is described as follows: "In Boulder County, an ambitious initiative harnesses the power of nature to combat climate challenges in the peaks and prairie ecosystem. As megafires rage across the Western

U.S., millions of acres of nearby agricultural prairies remain degraded, stripped of the nutrients vital for a thriving landscape."

The second film is **Common Ground** (43 minutes). It's described as follows: "From the creators of **Kiss the Ground** (CEFF's 2021 Best of the Fest), this eye-opening film explores the regenerative farming movement and its potential to heal the soil, reverse climate change, and restore human health. Featuring passionate farmers, activists, and thought leaders, **Common Ground** offers a hopeful vision for the future of our planet—and the role we all play in shaping it." The screenings are followed by an audience chat "to dive deeper into the stories, themes, and action steps from each film."

The Green Center is located at 924 16th Street in downtown Golden. Street and lot parking is free on weekends. I put a link for ordering tickets for as little as \$0 on our blog, <http://RealEstateToday.substack.com> plus links for trailers of each film.

Just Listed: Condo in Arvada's Skyline Estates



\$335,000

Open April 24th 11am - 1pm

This well-maintained condo is in the Skyline Estates subdivision east of Kipling between the campus of Red Rocks Community College's Arvada campus to the south and the athletic fields on 58th Avenue to the north. When you look out the bedroom window or from between the mature evergreen trees on the patio, all you see is greenbelt, those athletic fields and the foothills. Little traffic noise, mostly the sounds of birds enjoying our spring weather! This unit is in the best location — the first building as you enter the subdivision from 55th Drive, and the clubhouse with pool is across the street! See video at www.GRElistings.com.

Townhome Near Molly Brown's Summer Home

In south Lakewood, east of Molly Brown's summer home at Yale & Wadsworth (now a museum and special events venue) is a subdivision called **Thraemoor in the Park Townhomes**. This particular home, at 6701 W. Yale Ave., is at the topmost corner of the subdivision, and offers a clear view from Pikes Peak to Red Rocks over the roofs of the homes below. It features hardwood floors, a main-floor primary suite, vaulted ceilings and a deck accessed through French doors. The walk-out basement is fully finished with two bedrooms, a full bath, and family room. There's also a loft area suitable for a home office. See the video tour at www.GRElistings.com.



\$595,000

Coming Soon—Open May 3, 11 to 1

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