

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 their 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 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, verified 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.

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

So how do you do that? For commercial properties, which pay roughly four times the property tax per \$100,000, a whole industry has arisen to help property owners (for a fee) get their valuations reduced. Residential taxes are so much lower that those professionals don't solicit residential property owners to assist them in appealing their valuations.

County assessors are expected to make it easy for property owners to determine whether the assessor correctly estimated their home's value as of June 30th — 10 months ago. Here in Jeffco, on the assessor's website, <http://assessor.jeffco.us>, first find your home by clicking on this green bar:



That will take you to the page where you can click on "Address" at left and enter your home's address. Click on your home when it appears, which will take you to the page where you can click on "View Notice." Then click on the tab "Sales" and scroll down to see all the "qualified sales" that you can cite in your appeal. Note that you can click

on any column heading for it to sort on that column, which can make it easier to find suitable comps for your appeal.

If your home is not in Jefferson County, Google your own county assessor's website.

Only homes that sold during the 24 months prior to June 30, 2024, can be cited in your protest, and they have to be "time adjusted" to reflect what they would have sold for on June 30, 2024. Jeffco assessor Scot Kersgaard told me that median property values increased by only 2% during the 24 months from which qualified comps are drawn, but "median" means that half the neighborhoods will be higher and half will be lower or even negative.

Remember above all, the intention 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! The only adjustment would be if the size and condition of your home is physically different on January 1st of this

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.

year from what it was in 2024.

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 home then, its valuation is based on what eligible comps, including yours, suggest that it *should* have sold for.

Using the procedure described above, it's possible that your home was valued correctly, but if it was overvalued, you need to appeal using a form that is page two on the file you saw when you clicked on "View Notice."

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 online.

If you are unhappy with the assessor's response to your appeal, that can be appealed, too.

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



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.



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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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