

Appeal Options

MAIL, FAX OR ONLINE: You may elect to complete the protest form attached to your Notice of Valuation and mail it to Jefferson County Assessor, 100 Jefferson County Parkway, Golden, CO 80419 or fax it to 303-271-8616. Also, there is a residential appeals form which you may complete online at: <http://assessor.jeffco.us>. Your protest submission must be **POSTMARKED, TRANSMITTED BY FAX, OR ENTERED ONLINE NO LATER THAN JUNE 1**. If you appeal in person, you must do so before the close of business on June 1 at the Assessor's office at 100 Jefferson County Parkway, Golden, CO 80419. **Timing is Everything:** It is advisable to appeal right away. The last few days of the appeal period are often very busy and you may experience delays.

How to Appeal an Assessment

To appeal an assessment, you should explain why you believe the Assessor's value is wrong. By comparing your property to other similar properties that sold, you can determine whether or not your property has been fairly valued. The following is a list of resources that might aid you.

• Property Records Search

Sales information for most neighborhoods, as well as additional property details, is available on this web site. To find your home online point your browser to <http://jeffco.us/ats/addresssearch.do>. Enter your address or a range of addresses on this page, then click on the blue link for your home. Then click on the "Neighborhood Sales" tab to find the comps you can use in your appeal. It will look like this:

The screenshot shows the "Neighborhood Sales" tab selected. A yellow callout box points to this tab with the text: "Click on This Tab to see list of qualified comps you can use in your appeal." Below the navigation tabs, the following information is displayed:

Previous 19 OF 74 Next
 Schedule: 151267
 Neighborhood: 6105 - GOLDEN: EDGES AND HIGHER END CENTRAL
 Subdivision: 644400 - RIMROCK SUBDIVISION

Below this information is a table with the following columns: Type, Design, New, Adj, Qual, Construct, Living Area (Sqft), Basement (Sqft, Fin, BW/GW), and Garage (Sqft). The first row of data is:

Type	Design	New	Adj	Qual	Construct	Living Area (Sqft)	Basement (Sqft)	Fin	BW/GW	Garage (Sqft)
RESID	2STY	1981	1981	Average	Frame	2411	557		-YES--	927

Below this table is another table with the following columns: Address, Design, Year Built, Main, Bsmt, Bfin, Gar, Amount, Date, and Schedule. The first three rows of data are:

Address	Design	Year Built	Main	Bsmt	Bfin	Gar	Amount	Date	Schedule
314 19TH ST	R/RANC	1949	1487	867	433	726	295000	2006-06	003226
311 PINAL RD	R/RANC	1948	1566	1029	317	322	355000	2007-07	003727
311 PINAL RD	R/RANC	1948	1566	1029	317	322	348500	2007-07	003727

Yellow callout boxes provide additional instructions:

- One points to the "Main" column: "This field ("Main") displays the above-grade square footage of each home"
- Another points to the "Date" column: "Click on this column heading ("Date") twice to display most recent sales first. You can only use sales 2014-07 or later. Sales older than 2016-06 will be "aged" by Assessor to reflect what they would have sold for on June 30, 2016, which is the valuation date required by the state constitution."
- A third points to the "Design" column: "You'll want to look for homes that are the same style as yours such as RANCH or 2STY (2-story) or SP-L (split level). Ignore the "R/" — that stands for "Residential"
- A fourth points to the "Date" column: "Here is the description of YOUR HOME. Use this info to find similar homes in the list of qualified comps in the table below."

Assessor Taxpayer Services: A complete list of sales that occurred in your neighborhood will be sent to you upon receipt of a self-addressed stamped envelope and description of your property. Mail your request to the above address. It will be up to you to decide which, if any, of the sold properties are similar to yours in location, age, design and size.

Real Estate Information Line, 303-271-8666: "Inventory information" for up to three residences is provided over the phone. Simply supply the address(es), schedule number(s) or owner's name.

What to Expect After You Appeal: If you appeal, the Assessor will start mailing you a Notice of Determination beginning in July and ending by the last working day in August. This notice will show the adjustment to value, if any, made by the Assessor's Office and explain how to appeal to the County Board of Equalization (County Commissioners) if you are still dissatisfied. The appeal to the County Board of Equalization (CBOE) should be filed by September 15. The CBOE meets July 1 through October 1. They must conclude their hearings by November 1, and notify petitioners of their decision within five business days.

If you wish to appeal a decision of the CBOE, you must do so within 30 days of their decision. Your options are described on their response to you.