

Appeal Options

- MAIL, FAX OR ONLINE:** You may elect to complete the protest form attached to your Notice of Valuation and mail it to Jim Everson, 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 3.**
- IN PERSON:** If you appeal in person, you must do so before the close of business on June 3 at the Assessor's office at 100 Jefferson County Parkway, Golden, CO 80419

Timing is Everything: It is advisable to appeal right after May 1. 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 use this [shortcut](#). 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 website interface with several tabs: "Property Information", "Neighborhood Sales", "Advanced Sales Search", and "History". A yellow callout points to the "Neighborhood Sales" tab with the text: "Click on This Tab to see list of qualified comps you can use in your appeal." Another yellow callout points to the property details section with the text: "Here is the description of YOUR HOME. Use this info to find similar homes in the list of qualified comps in the table below." A third yellow callout points to the "Main" column heading in the table with the text: "Click on This Column Heading ('Main') to sort the list of qualified comps and easily find homes the same size as yours. Then compare other aspects — year built, finished basement, etc."

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Schedule: 151267
 Neighborhood: 6105 - GOLDEN: EDGES AND HIGHER END CENTRAL
 Subdivision: 644400 - RIMROCK SUBDIVISION
 Sales must be adjusted for Market Conditions to June 30, 2010 [Explanation](#)

		Year Built				Living Area		Basement		Garage	
Type	Design	New	Adj	Qual	Construct	Sqft	Sqft	Fin	BW/GW	Sqft	Type
ESID	2STY	1981	1981	Average	Frame	2411	557		-YES--	927	BG

Address	Design	Year Built	Main	Bsmt	Bfin	Gar	Amount	Date	Schedule
314 19TH ST	R/RANC	1949	143	367	433	726	295000	2009-06	003226
311 PINAL RD	R/RANC	1948	1506	317	322	355000	2008-07	003727	
311 PINAL RD	R/RANC	1948	1506	317	322	348500	2008-12	003727	
967 SAGE CIR	R/RANC	1972	1643	1	548	371000	2009-02	053184	

- 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.
- The Assessment Process:** For a description of the assessment methods used by the Assessor, click on "Assessment Process".

What to Expect After You Appeal

If you appeal, we 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 August 1. 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.