

Here's Your Guide to Appealing the Assessor's Valuation of Your Home

At right is a rendering of a document I created which provides step-by-step instructions for appealing the Jeffco Assessor's valuation of your home. This document has been reviewed by the Assessor's office, so you can count on its accuracy.

I realize the image of this document is not very readable, and it is not intended to be read here. You'll find that it is much clearer and easy to follow on the following website that I created for it:

www.HowToAppealValuations.info.

You can also print it out from that site. Or ask me to email it to you.

When it comes to this year's valuations by the County Assessor, I feel

your pain, because my own home's valuation was increased by over \$110,000, which is not at all justified by the readily viewable comps on the assessor's website. I've received reports of some truly outrageous increases in valuation.

If, after reading that document, you still need assistance, ask your real estate professional to help you. You're welcome to share this document with him or her. Your agent has likely received other requests by the time you call! I myself have already received quite a few requests but in each case I have asked them to call me again *after* reading the document at right.

REAL ESTATE TODAY



By **JIM SMITH**,
Realtor®

This Week's Featured Listing

Roxborough Home Backs to Open Space

This newer ranch-style home in Roxborough Village backs to open space. The address is 7405 Turkey Rock Rd. Enjoy seasonal apples from your backyard that has a great view of the hogback. This 4-bed-room, 2-bath home has vaulted ceilings, stainless appliances, a main-floor master suite, main-floor laundry with front load washer/dryer included. You'll also appreciate the new carpet, new tile,



\$279,000

Take a Narrated Video Tour at
www.RoxboroughVillageHome.info

plantation shutters, decorative upgrades, and finished basement that would make a great theater room and has rough-in plumbing for a 3rd bathroom. There is a finished, oversized 2-car attached garage with sealed flooring and extra paved parking along the side of the home. The yard has a nice lawn and is fully fenced with a water feature. The home is very close to Waterton Canyon & Chatfield State Park. Just listed by Broker Associate Carrie Lovingier, 303-907-1278. Come to the Open House, Sat. May 9th 1-4 pm.

Look for These Listings Later in May:

- ◆ Applewood Home on 1.5 acres with tennis court and guest suite
- ◆ High-rise condo in Denver's Washington Park neighborhood
- ◆ Home on a side street in Empire

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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:

Property Information		Neighborhood Sales		Advanced Sales Search		History				
Previous 19 OF 74 Next										
Schedule: 151267										
Neighborhood: 6105 - GOLDEN: EDGES AND HIGHER END CENTRAL										
Subdivision: 644400 - RIMROCK SUBDIVISION										
Type	Design	New	Adj	Qual	Construct	Living Area Sqft	Basement Sqft Fin	Garage		
:SID	:2STY	1991	1981	Average	Frame	2411	557	-YES--		
Address		Design	Year Built	Main	Bsm	Bfin	Gar	Amount	Date	Schedule
114	19TH ST	R/RANC	1949	1437	867	433	726	295000	2006	003226
111	PINAL RD	R/RANC	1948	1516	1029	317	322	355000	2007	003727
111	PINAL RD	R/RANC	1948	1516	1029	317	322	348500	2007	003727
167	SAGE CIR	R/RANC	1972	1643	821	548	371000	2007	053184	

Click on This Tab to see list of qualified comps you can use in your appeal.

Here is the description of YOUR HOME. Use this info to find similar homes in the list of qualified comps in the table below.

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"

This field ("Main") displays the above-grade square footage of each home

Click on this column heading ("Date") twice to display most recent sales first. You can only use sales 2012-07 or later. Sales older than 2014-06 will be "aged" by Assessor to reflect what they would have sold for on June 30, 2014, which is the valuation date required by the state constitution.

• **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.

