

APPEAL FORM
YOU MUST SUBMIT YOUR APPEAL BY JUNE 1, 2017

PIN # _____ OWNER: _____

Property Classification: _____ PROPERTY ADDRESS: _____

APPRAISAL PERIOD: Your property has been valued as it existed on January 1, of the current year, based on sales and other information gathered from the 24-month period beginning July 1, 2014 and ending June 30, 2016 (the base period). The current year value represents the market value of your property that is an estimate of what it would have sold for on the open market on June 30, 2016. If data is insufficient during the base period, assessors may use data going back in six-month increments from the five-year period ending June 30, 2016. Sales have been adjusted for inflation and deflation when there has been an identifiable trend during the base period, per Colorado Statute. You may file an appeal with the Assessor if you disagree with the current year value or the property classification determined for your property.

What is your estimate of the value of your property as of June 30, 2016: \$ _____

Reason for filing an appeal: _____

ALL PROPERTY TYPES (Market Approach)

The market approach utilizes sales of similar properties from July 1, 2014 through June 30, 2016 (the base period) to develop an estimate of value. Colorado Law requires the assessor to exclusively use the market approach to value residential property. All sales must be adjusted to inflation or deflation to the end of the data-gathering period, June 30, 2016. If you believe that your property has been incorrectly valued, and are aware of sales of similar properties that occurred in your immediate neighborhood during the base period, please list them below.

<u>PIN#</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>

COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments)

Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating income is capitalized into an indication of value. If your commercial or industrial property was not leased from July 2014 through June 2016, please see the market approach section above. If your property was leased during the data gathering period, please attach an operating statement indicating your income and expense amounts. Also, please attach a rent roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparable for competing properties. You may also submit any appraisals performed in the base period on the subject property, and any other information you wish the Assessor to consider in reviewing your property value.

Please provide contact information if an on-site inspection is necessary:

Print Name _____ Daytime Telephone _____

ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment, constitute true and complete statements concerning the described property. I understand that the current year value of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property.

Owner Agent

Signature _____ Date _____ Owner Email Address _____

OWNER AUTHORIZATION OF AGENT:

Print Owner Name _____ Owner Signature _____

Print Agent Name _____ Agent Signature _____ Date _____ Agent Day time Telephone _____

Agent Address _____ Agent Email Address _____

If mailed - postmarked no later than June 1, 2017 - send to: Ron Sandstrom, Assessor, 100 Jefferson County Parkway, Golden, CO 80419-2500

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS

Neighborhood sales used to develop residential Current Year Actual Values may be viewed at Website: <http://assessor.jeffco.us>.