



OFFICE OF COUNTY ASSESSOR
100 JEFFERSON COUNTY PARKWAY
GOLDEN, CO 80419-2500

JIM EVERSON
Assessor

September 22, 2013

September Flood Evaluation Status

The Jefferson County Assessor's office is encouraging owners of property in Jefferson County who have sustained damage to, or destruction of, their real property as result of the September flooding to file a report with the Jefferson County Assessor's Office. We have provided forms on the Assessor web site to use if you desire. Our web site is assessor@jeffco.us

We will also be gathering information from reports of damaged or destroyed structures supplied by the Jefferson County Building Department and FEMA together with our own inspections that will commence once emergency teams have done their work and we have access to the properties. When we have identified the structures that have been affected, we will be inspecting those we need to inspect and preparing adjustments to the value of affected properties in accordance with Colorado law. We expect to have this completed before year end so that any adjustments for destroyed property will be in effect prior to the January 2014 tax bills being distributed.

Colorado law allows the Assessor to pro rate taxes for the year in which a structure is destroyed or demolished. but does not allow adjustment in the current year for damage. Colorado law also requires that the Assessor revalue properties that have been damaged taking into account the nature and extent of such damage as of January 1 of 2014 for taxes payable in 2015. Therefore, we will be conducting a two-part process. We will pro rate those properties that have been destroyed or demolished for 2013 taxes payable in 2014. Then, we will adjust all properties for damage and destruction as of January 1, 2014 which will affect the assessed values, and thus the taxes, for 2014 taxes payable in 2015.

If you have any questions about this process or you need additional information, please call our office at 303-271-8667, or email us at assessor@jeffco.us

We look forward to working with affected owners to assure that property values for property tax purposes reflect the nature and extent of the damage caused by the September flooding.

Jim Everson
Jefferson County Assessor