

REAL PROPERTY NOTICE OF VALUATION

Rio Grande County Assessor's Office
 J.J. Mondragon
 925 6th St. Room 105
 Del Norte, CO 81132

Date of Notice: May 1, 2023
 Telephone: (719)657-3326
 Fax: (719)657-4006
 Office Hours: 8:00 to 4:00

SCHEDULE NUMBER	TAX YEAR	TAX AREA	LEGAL DESCRIPTION/ PROPERTY ADDRESS		
PROPERTY OWNER					
PROPERTY CLASSIFICATION	ASSESSMENT RATE	ACTUAL VALUE		+ OR - CHANGE	
		PRIOR YEAR	CURRENT YEAR		
TOTAL					
PROPERTY CHARACTERISTICS					
ESTIMATE of TAXES					

A change in the assessment rate is not grounds for a protest or abatement of taxes, § 39-5-121(1)(a)(I), C.R.S.

The tax notice you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The tax amount is merely an estimate based upon the best information available. You have the right to protest the adjustment in valuation, but not the estimate of taxes, § 39-5-121(1), C.R.S.

VALUATION INFORMATION

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. For property tax year 2023, the actual value of residential real property is reduced by \$15,000 or the amount that reduces the valuation for assessment to \$1,000. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. The actual value for commercial improved real property is reduced by \$30,000 or the amount that reduces the valuation for assessment to \$1,000.

The appraisal data used to establish value is from the 18-month period ending June 30, 2022, § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2022) may be utilized, § 39-1-104(10.2)(d), C.R.S.

Most property in Colorado is revalued every odd-numbered year, § 39-1-104(10.2)(a), C.R.S. If you would like information about the approach used to value your property, please contact your county assessor.

REAL PROPERTY PROTEST PROCEDURES

Hearings will be held through June 8 at 925 6th St. Room 105 - Del Norte
from 8:00 a.m. to 4:00 p.m.

To assist you in the protest process, you may elect to complete and submit the enclosed Protest Form.

BY MAIL: If you wish to protest in writing, please include your estimate of property value as of June 30, 2022, and any additional documentation that you believe supports a change in the classification and/or valuation of your property. **Written protests must be postmarked no later than June 8**, § 39-5-122(2), C.R.S. You may be required to prove that you mailed your protest on or before the June 8 deadline; therefore, we recommend that you retain proof of mailing.

IN PERSON: If you wish to protest in person, present to the Assessor's office your estimate of property value as of June 30, 2022, and a copy of any documentation that you believe supports a change in the classification and/or valuation of your property. **You must appear in the office of the County Assessor no later than June 8**, § 39-5-122(2), C.R.S.

To preserve your appeal rights, your protest must be either postmarked or received by the Assessor no later than June 8 – after such date, your right to protest is lost.

If a property owner does not timely object to their property's valuation by June 8 under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the county assessor.

The Assessor must mail you a Notice of Determination **on or before the last working day in June**. If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination, you must submit a written appeal to the County Board of Equalization **on or before July 15** if you wish to continue your appeal, § 39-8-106(1)(a) and (3), C.R.S.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, § 39-1-120(3), C.R.S.

REAL PROPERTY PROTEST FORM

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SCHEDULE NUMBER	TAX YEAR	TAX AREA	LEGAL DESCRIPTION/ PROPERTY ADDRESS
PROPERTY OWNER			
PROPERTY CLASSIFICATION		ACTUAL VALUE	
		PRIOR YEAR	CURRENT YEAR
TOTAL			

YOU MAY USE THIS FORM TO BEGIN THE PROTEST PROCESS. PLEASE COMPLETE THE FORM AND SEND IT TO THE ASSESSOR.

What is your estimate of the property's value as of June 30, _____? \$ _____

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, photos, rent roll, appraisal, etc.)

AGENT AUTHORIZATION

I, the undersigned owner of the property identified above, authorize the agent named below to act on my behalf in the property tax protest for the tax year shown above.

Agent's Name (Please Print)	Signature of Property Owner
Agent's Street Address	Date
Agent's City, State, Zip Code	Agent's Telephone Number

ATTESTATION

I, the undersigned owner or agent¹ of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature	Telephone Number	Date
Email Address		

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¹ Attach letter of authorization signed by the property owner.