

Steve Schleiker  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd., Ste 2300  
 Colorado Springs, CO 80907

**NOTICE OF DETERMINATION**

El Paso County  
 Board of Equalization  
 P.O. Box 2007  
 Colorado Springs, CO 80901

**For 2020**

SCHEDULE NUMBER		LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)		
	LOG:	SEQ:		
		<b>ASSESSOR'S VALUATION</b>		
TYPE OF PROPERTY	PROPERTY CLASS	ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW	
Petitioners Estimate of Total Value:		TOTALS		

If your concern is the amount of your property tax, local taxing authorities (county, city, fire protection, and other special districts) hold budget hearings in the fall. Please refer to your tax bill or ask your Assessor for a listing of these districts, and plan to attend these budget hearings. The Assessor has carefully studied all available information, giving particular attention to the specifics included on your appeal, and has determined the valuation(s) assigned to your property. The reasons for this determination of value are:

**AS A RESULT OF THE PETITIONER'S APPEAL, FURTHER REVIEW OF THE SUBJECT PROPERTY INDICATES AN ADJUSTMENT IS WARRANTED BASED ON MARKET DATA FROM 07/01/16-06/30/18.**

Appeal Deadlines:

Steve Schleiker, El Paso County Assessor

By: 

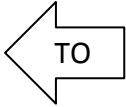
Date:

**IMPORTANT DOCUMENT ENCLOSED**

STEVE SCHLEIKER  
 EL PASO COUNTY ASSESSOR  
 1675 W. Garden of the Gods Road, Suite 2300  
 Colorado Springs, CO 80907

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IMPORTANT LEGAL RIGHTS & PROPERTY TAX INFORMATION ENCLOSED



The appraised value of property is based on the appropriate consideration of the approaches to value required by law. The Assessor has determined that your property should be included in the following category(ies). Residential property is valued by the market approach to value. Agricultural land value is determined by the earnings or productive capacity of the land, capitalized at a rate set by law. Producing mines are assessed at 25% of the gross proceeds or 100% of the net proceeds, whichever is greater. Oil and gas leaseholds and lands are assessed at 87.5% of the gross value of the oil and/or gas sold or transported from the premises on primary production; secondary production is valued at 75%. Possessory Interests – the property is valued in accordance with the procedures established in 39-1-103(17)(a), C.R.S. All other property, including vacant land, is valued by considering the cost, market, and income approaches.

**YOU HAVE THE RIGHT TO APPEAL THE ASSESSOR'S DETERMINATION**

In accordance with statute and Resolution No. 16-389 of El Paso County Board of County Commissioners, the County Board of Equalization will sit to hear appeals beginning July 1 and continuing through August 5 for real property (land and buildings) and personal property (furnishings, machinery, and equipment.) Note: Hearings are planned to conclude by the end of July.

**APPEAL PROCEDURES:** If you choose to appeal the Assessor's decision, mail, fax or deliver one copy of this completed form or appeal online to the County Board of Equalization (locate link at <https://clerkandrecorder.elpasoco.com/elpasoco.com/clerk-to-the-board/>). To preserve your right to appeal, your appeal must be POSTMARKED, TRANSMITTED, OR DELIVERED ON OR BEFORE JULY 15 FOR REAL PROPERTY.

El Paso County Board of Equalization  
1675 W. Garden of the Gods Road, Suite 2201  
P.O. Box 2007  
Colorado Springs, CO 80907  
Telephone: (719) 520-6430 Fax: (719) 520-7533

**SCHEDULING INFORMATION AND NOTIFICATION OF HEARING:** PLEASE COMPLETE IF YOU WISH TO APPEAL THE ASSESSOR'S DETERMINATION. IF THE HEARING INFORMATION BELOW IS LEFT BLANK, WE WILL ASSUME YOU WILL NOT BE APPEARING OR PROVIDING ADDITIONAL EVIDENCE AND THE APPEAL WILL BE FILED FOR REFEREE CONSIDERATION ON A DAY ASSIGNED BY OUR OFFICE TO TAKE PLACE WHEN TIME PERMITS. A SCHEDULED HEARING LETTER WILL BE MAILED TO YOU. YOUR APPEAL RIGHTS ARE PRESERVED IF YOU DO NOT APPEAR FOR YOUR HEARING. HEARINGS WILL BE TENTATIVELY SCHEDULED TO BEGIN AFTER THE INDEPENDENCE DAY HOLIDAY AND CONCLUDE BY THE END OF JULY. HEARINGS CANNOT BE RESCHEDULED. PREFERRED JULY HEARING DATE (MONDAY THROUGH THURSDAY ONLY):

**FIRST CHOICE** \_\_\_\_\_ A.M/P.M.

**SECOND CHOICE** \_\_\_\_\_ A.M/P.M.

COMPLETE IF YOU PREFER A TELEPHONE HEARING. PLEASE CALL ME DIRECTLY ON MY ASSIGNED SCHEDULED HEARING DATE AND TIME (MDT) AT TELEPHONE NO. \_\_\_\_\_. I UNDERSTAND MY TELEPHONE HEARING WILL BE SCHEDULED BASED UPON MY FIRST AND SECOND HEARING PREFERENCE (COMPLETED ABOVE).  
MAILING ADDRESS (If other than the address shown on the front of this form):

DAYTIME TELEPHONE NO.: \_\_\_\_\_

THE COUNTY BOARD OF EQUALIZATION WILL SCHEDULE THE HEARING ACCORDING TO YOUR LISTED PREFERENCES IF POSSIBLE. EARLY SUBMITTAL OF YOUR PETITION IS ENCOURAGED. YOU WILL BE NOTIFIED OF THE TIME AND PLACE SET FOR THE HEARING.

**PETITION TO THE COUNTY BOARD OF EQUALIZATION (MUST BE COMPLETED IF YOU WISH TO APPEAL THE ASSESSOR'S DETERMINATION):**

In the space below, please explain why you disagree with the Assessor's valuation. IN ACCORDANCE WITH 39-8-106(1.5),C.R.S., YOU MUST STATE YOUR OPINION OF VALUE IN TERMS OF A SPECIFIC DOLLAR AMOUNT IF YOUR APPEAL INVOLVES REAL PROPERTY.

**Petitioner's Estimate of Total Value:** \$ \_\_\_\_\_

\_\_\_\_\_  
**SIGNATURE OF PETITIONER**

**DATE**

Taxpayers who appeal to the Board of Assessment Appeals (BAA) for rent-producing commercial real property are obligated to provide the County Board of Equalization (not the BAA) two years of rental income, tenant reimbursements, itemized expenses, and rent roll data which includes the name of any tenants, the address, unit, or suite number of the subject property, lease start and end dates, option terms, base rent, square footage leased, and vacant space pursuant to 39-8-107(5)(a)(l), C.R.S. within 90 days of filing the BAA appeal.

**COUNTY BOARD OF EQUALIZATION'S DETERMINATION:**

The County Board of Equalization must make a decision on your appeal and mail a determination on your appeal within five business days of that decision. The County Board of Equalization must conclude its hearings and render decisions by August 5 pursuant to 39-8-107(2), C.R.S. and Resolution No. 16-389 of El Paso County Board of County Commissioners.

**TAXPAYER RIGHTS FOR FURTHER APPEALS:**

If you are not satisfied with the County Board of Equalization's decision, you may file within thirty days of the County Board of Equalization's written decision with ONE of the following:

**Board of Assessment Appeals (BAA):**

Contact the BAA at 1313 Sherman, Room 315, Denver, Colorado 80203 (303) 864-7710  
An appeal form, rules and guidelines can be obtained on-line at [www.dola.colorado.gov/baa](http://www.dola.colorado.gov/baa)

**District Court:**

Contact the Fourth Judicial District Court at 270 S. Tejon St., Colorado Springs, Colorado 80903 (719) 452-5000

**Arbitration:**

Contact the Clerk to the Board's Office at (719) 520-6430 or email [carctb@elpasoco.com](mailto:carctb@elpasoco.com) if you do not receive a determination from the County Board of Equalization, you may file an appeal with the Board of Assessment Appeals by September 11 pursuant to 39-2-125(1)(e), C.R.S.