



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

Appeals will be held May 1, 2020 through June 1, 2020

LOCATION: 1675 West Garden of the Gods Road, Suite 2300
OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday
TELEPHONE #: (719)520-6600 Fax#:(719)520-6665, (719)520-6635

DATE: May 1, 2020

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
	2020		

REAL PROPERTY NOTICE OF VALUATION

THIS IS NOT A TAX BILL

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. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. **The appraisal data used to establish value is from the 24-month period ending June 30, 2018** § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 24-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2018) may be utilized, § 39-1-104(10.2)(d), C.R.S.

The residential assessment rate for tax year 2020 is 7.15%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1) C.R.S. The tax notice you receive next January will be based on the current year actual value.

TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
		TOTALS		
You have the right to Appeal your Real Property Value or its Classification				

If you wish to appeal your property, or examine comparable sales data, visit our website at:
<https://property.spatalest.com/co/elpaso/#/>

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The current year actual value of the property is multiplied by the assessment rate to determine the assessed value of the property. To calculate property tax, the property's assessed value is then multiplied by the total mill levy of the taxing authorities (county, school district, city, fire protection, and other special districts) that provide services in your tax area. The taxing authorities hold budget hearings in the fall. If you are concerned about tax rates, we recommend that you attend these budget hearings. Your estimated taxes, based on last year's mill levies are shown below.

EXAMPLE: By applying this formula, an ESTIMATION of your taxes is calculated below. 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.

TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
			x		=	
			x		=	

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

2020 REAL PROPERTY APPEAL FORM

YOU MAY COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION

THE APPRAISAL DATA USED BY THE ASSESSOR TO ESTABLISH REAL PROPERTY VALUES IS FROM THE 24-MONTH PERIOD BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2018. 39-1-104 (10.2)(a)(b)(c), C.R.S

IF DATA IS INSUFFICIENT DURING THIS TIME PERIOD, THE FIVE YEAR PERIOD ENDING JUNE 30, 2018. DATA SHOULD BE GATHERED IN SIX MONTH INTERVALS FROM JUNE 30, 2018 UNTIL SUFFICIENT DATA IS GATHERED.

REAL PROPERTY VALUATION APPEALS:

If you disagree with the "current year actual value" or the classification determination for your property, you may file an appeal with the County Assessor.

Completing the Real Property Questionnaire below may help you determine an estimate of value for your property that can then be compared to the value determined by the Assessor.

Colorado law requires application of ONLY the market approach to value residential properties (this includes apartments).

The Market, Cost, and Income approaches are used to value vacant land, commercial, and industrial properties.

REAL PROPERTY APPEAL PROCEDURES

Land and Improvements:

Colorado Statute defines "Improvement" as: "all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired." 39-1-102(7), C.R.S.

SUBMIT APPEALS ON-LINE:

<https://property.spatalest.com/co/elpaso/#/>

Search for your property record, and click the "On-Line Appeals Link"

SUBMIT APPEALS IN PERSON, BY MAIL, TELEPHONE OR FAX:

Office of the El Paso County Assessor
1675 West Garden of the Gods Road, Suite 2300
Colorado Springs, CO 80907
assessor.elpasoco.com
(719)520-6665 Fax
(719-520-6600

FILING DEADLINE - JUNE 1, 2020

ASSESSOR'S DETERMINATION:

The Assessor must make a decision on your appeal and mail a Notice of Determination (NOD) to you by the last regular working day in June.

APPEALING THE ASSESSOR'S DECISION:

If you are not satisfied with the Assessor's determination, or if you do not receive a Notice of Determination (NOD), you must file a written appeal with the County Board of Equalization on or before July 15 if you wish to preserve your right to pursue the issue further.

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 timely filed on the next business day. 39-1-120(3), C.R.S.

To preserve your appeal rights, you must prove you have filed a timely appeal. We recommend correspondence be mailed with proof of mailing.

REAL PROPERTY QUESTIONNAIRE - Attach Additional Documents as Necessary

Parcel/Schedule Number: _____ Property Location: _____
DOCUMENTATION(reason for requesting a review): _____

MARKET APPROACH TO VALUE: (Residential property owners note: Colorado law requires consideration of the only the Market approach to value residential properties; this includes apartments.) The Market approach to value uses sales from the appropriate data-gathering time frame (24-month period beginning July 1, 2016 and ending June 30, 2018; also referred to as the "base period") to determine the actual value of the property. The following items, if known, may help you estimate the Market Value of your property.

If available, attach a copy of any appraisal or written estimate of value.

Have similar properties in your immediate neighborhood sold within the 24-month period beginning July 1, 2016 and ending June 30, 2018?

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE
_____	_____	_____
_____	_____	_____
_____	_____	_____

Based on these sales and accounting for differences between sold properties and your property, please indicate:

FINAL ESTIMATE OF VALUE (BY MARKET APPROACH) \$ _____.

Please use the space below for any information you would like the Assessor to consider when reviewing your property: (Attach additional pages, if necessary.)

COST APPROACH TO VALUE: (Non-residential properties ONLY.)

The Cost approach to value uses replacement construction costs from the appropriate 24-month period to determine the value of your property. The following items, if known, may help you estimate the replacement cost of your property.

Year Built: _____ Original Construction Cost \$ _____

List all changes made to the property, prior to January 1 of this year, e.g., remodeling of storefront, expansions / additions of storage, parking service, manufacturing areas.

DATE	DESCRIPTION OF CHANGE	COST
_____	_____	_____
_____	_____	_____

Is your structure in typical condition for its age? _____ YES _____ NO

If "no" - Why? _____

FINAL ESTIMATE OF VALUE (BY COST APPROACH) \$ _____

INCOME APPROACH TO VALUE: (Non-Residential properties ONLY.)

The Income approach to value converts economic net income from the appropriate 24-month period into present worth. If your property was rented or leased: 1) Attach operating statements showing rental and expense amounts for this property; 2) Indicate square foot rental rate for all tenants who negotiated leases (attach rent schedule); 3) If known, list rents of comparable properties; 4) If available, attach operating statements showing rental and expense amounts for comparable properties; 5) If an appraisal using the Income approach was conducted, please attach a copy.

FINAL ESTIMATE OF VALUE (BY INCOME APPROACH) \$ _____

ASSIGNMENT OF AGENT

I authorize the below-named agent to act on my behalf regarding the *ad valorem* value of the property described herein for tax year _____.

Agent's Name: (please print) _____ Phone: _____

Owner's Signature: _____ Date: _____

Please mail all correspondence regarding this appeal to the above-named agent at the following address: _____

Please indicate the name and telephone number of a contact person, should the Assessor find an on-site inspection is necessary:

Name: _____ Phone: _____

VERIFICATION

I, THE UNDERSIGNED OWNER OR AGENT OF THIS PROPERTY, STATE THAT THE INFORMATION AND FACTS CONTAINED HEREIN AND ON ANY ATTACHMENT CONSTITUTE TRUE AND COMPLETE STATEMENTS CONCERNING THIS DESCRIBED PROPERTY.

OWNER'S SIGNATURE:

DATE:

DAYTIME PHONE: