PROPERTY VALUE

<table>
<thead>
<tr>
<th>Account Number</th>
<th>RO #/UPC</th>
<th>Access PIN</th>
<th>05/14</th>
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Current Actual Value as of: 1/1/2011

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<th>325,000</th>
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Prior Actual Value as of: 6/30/2010

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<th>320,000</th>
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+ or - Change

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<th>5,000</th>
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RESIDENTIAL

PROPERTY TAX ESTIMATE

- The Assessor determines the value of property. The property value is multiplied by the assessment percentage (set by law) to arrive at your assessed value. Your taxes are set when that assessed value is multiplied by a mill levy set in the fall of 2011 by school boards, county commissioners, city councils, and special district directors.

If no special levies or bonds are added and no exemptions (such as the senior homestead exemption) are in place, we estimate your total taxes for this year (2011 payable 2012) may be:

$2,124.24

$2,158

Go to [www.bouldercountyassessor.org](http://www.bouldercountyassessor.org) for a more detailed description of your property and a listing of sales in your area that determined the value of your property. Use your Account Number and Access PIN to obtain information on your property. Refer to the attached Appeal Form for definitions of property characteristics.

AREA SALES

- Your property has been valued using mass appraisal techniques. The three examples of sold properties below are indicative of market activity in your area.

**Property Address**

- **Account Number**: R002525
- **Market Area**: 403
- **Sale Date**: 08/28/2009
- **Sale Price**: $343,500
- **Total Above-Grade Living Area**: 1,180
- **Year Built**: 1982
- **Effective Year Built**: 1982
- **Bathrooms**: 1-F 1-T 0-H
- **Finished Basement Area**: 404 SQ FT

**Comparable Record**

- **Property Address**: 629 ST DAHLIA W
- **Account Number**: R0092522
- **Market Area**: 403
- **Sale Date**: 11/25/2008
- **Sale Price**: $332,600
- **Total Above-Grade Living Area**: 1,188 SQ FT
- **Year Built**: 1983
- **Effective Year Built**: 1983
- **Bathrooms**: 1-F 1-T 0-H
- **Finished Basement Area**: 572 SQ FT

**Comparable Record**

- **Property Address**: 190 AV WASHINGTON S
- **Account Number**: R0092541
- **Market Area**: 403
- **Sale Date**: 12/22/2009
- **Sale Price**: $306,300
- **Total Above-Grade Living Area**: 1,188 SQ FT
- **Year Built**: 1983
- **Effective Year Built**: 1983
- **Bathrooms**: 1-F 1-T 0-H
- **Finished Basement Area**: 572 SQ FT

**Comparable Record**

- **Property Address**: 194 AV MADISON S
- **Account Number**: R0092569
- **Market Area**: 403
- **Sale Date**: 08/28/2009
- **Sale Price**: $332,600
- **Total Above-Grade Living Area**: 1,188 SQ FT
- **Year Built**: 1983
- **Effective Year Built**: 1983
- **Bathrooms**: 1-F 1-T 0-H
- **Finished Basement Area**: 1,076 SQ FT

- Residential property, by law, must be valued solely by the market approach. Your property has been valued using market data from similar properties that sold during a 24-month period from July 1, 2008, through June 30, 2010. By law, if there were not enough sales during that time period, a 5-year period may be used.

- By law, sales occurring after June 30, 2010, cannot be considered in determining the 2011 reappraised value.

* Sales prices within this study period were time-adjusted to the end of the period, June 30, 2010, as if they were sold on that date. The time-adjusted sales price reflects market conditions on that date.