

Real Property



Office Location

1325 Pearl Street, 2nd Floor

Boulder, CO 80302

Phone: 303-441-4830

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May Office Hours: 8:00-5:00, M-F

Account Number R0000000 **Access PIN** 00000

PROPERTY VALUE

Current Actual Value	Prior Actual Value	+ or - Change
\$331,000	\$325,000	6,000

RESIDENTIAL

OWNER NAME
STREET ADDRESS

CITY NAME, CO ZIPCODE

Location & Legal Description

STREET ADDRESS

LEGAL DESCRIPTION

STR: 18 1S 69 **Tax Area:** 0090 **Nbhd:** 410

PROPERTY DESCRIPTION

Parcel Number: 000000000000
Year Built: 1983
Bathrooms: 1-Full 1-Three Quarter -Half
Main living area: 1180 SF
Upper living area: SF
Basement area: 1076 SF of which 404 SF is finished

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 2013 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 (2013 payable 2014) may be:

Your tax bill last year (2012 payable 2013) was:

\$ 2,204 \$2,244

Go to 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 (found at the top of this document) to obtain information on your property. Refer to the attached Appeal Form for definitions of property characteristics.

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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.



Your Property

Sample Sale

Sample Sale

Sample Sale

Property Address	STREET ADDRESS	741 W ASPEN WY	656 W ASPEN WY	687 W ASPEN WY
Account Number	R0000000	R0092447	R0092432	R0092451
Market Area	403	403	403	403
Sale Date		12/01/2011	04/29/2011	02/24/2011
*Sale Price Time-adjusted to 6-30-2012		\$317,200	\$337,000	\$318,400
Total Above-Grade Living Area	1180SQ FT	994 SQ FT	1,164 SQ FT	1,164 SQ FT
Year Built	1983	1982	1982	1982
Effective Year Built	1983	1990	1982	1982
Bathrooms	1-F 1-T -H	1-F 1-T 0-H	1-F 1-T 0-H	1-F 2-T 0-H
Finished Basement Area	404 SQ FT	864 SQ FT	572 SQ FT	572 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, 2010, through June 30, 2012. 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, 2012, cannot be considered in determining the 2013 reappraised value.**

* Sales prices within this study period were **time-adjusted** to the end of the period, June 30, 2012, as if they were sold on that date. The **time-adjusted sales price** reflects market conditions on that date.