

Real Property



Office Location

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Boulder, CO 80302

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Office Hours: 8:00-4:30pm, M-F

DOE JOHN & JANE
123 MAIN ST
BOULDER, CO

Location & Legal Description

123 MAIN ST

LOT 0 BLK 0 SUBDIVISION NAME

STR: 00-1S-00 Tax Area:0010 Nhd: 000

PROPERTY DESCRIPTION

Parcel Number: 000000000000

Year Built: 1959

Bathrooms: 1 - Full 1 -Three Quarter

Main living area: 1,150 SF

Upper living area: 0 SF

Basement area: 855 SF of which 855 SF is finished

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Account Number	R0000001	Access PIN	99999
RESIDENTIAL	PROPERTY VALUE		
	Current	Prior	+ or -
	Actual Value	Actual Value	Change
	<u>\$492,300</u>	<u>\$406,100</u>	<u>86,200</u>
Reappraisal			

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 2015 by school boards, county commissioners, city councils, and special district directors.

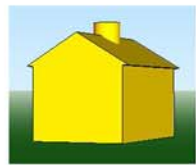
Your tax bill last year (2014 payable 2015) was:

\$2,779

If no special levies or bonds are added, we *estimate* your total taxes for this year (2015 payable 2016) may be:

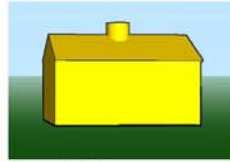
\$3,151

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



AREA SALES

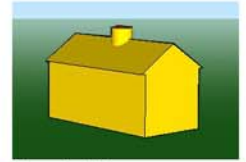
- Your property has been valued using mass appraisal techniques. The three examples of sold properties below are indicative of market activity in your area.



Sample Sale



Sample Sale



Sample Sale

Your Property	Sample Sale	Sample Sale	Sample Sale
Property Address	123 MAIN ST	1234 FIRST ST	1234 SECOND ST
Account Number	R0000001	R0000000	R0000000
Market Area	104	104	104
Sale Date		03/28/2014	01/11/2013
*Sale Price Time-adjusted to 6-30-2014		\$433,600	\$509,000
Total Above-Grade Living Area	1,150 sqft	1,150 sqft	1,150 sqft
Year Built	1959	1958	1960
Effective Year Built	1980	1980	1975
Bathrooms	1-F 1-T	1-F 1-H	1-F 1-T
Finished Basement Area	855 sqft	276 sqft	675 sqft
			851 sqft

- 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, 2012 through June 30, 2014. 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, 2014, cannot be considered in determining the 2015 reappraised value.**

* Sales prices within this study period were **time-adjusted** to the end of the period, June 30, 2014, as if they were sold on that date. The **time-adjusted sales price** reflects market conditions on that date.