

**Cynthia Braddock**

Boulder County Assessor

Mailing Address

P.O. Box 471

Boulder, CO 80306-0471

[www.bouldercountyassessor.org](http://www.bouldercountyassessor.org)

**2017 NOTICE OF VALUATION**

May 1, 2017

**Real Property**



Office Location

1325 Pearl Street, 2nd Floor

Boulder, CO 80302

Phone: 303-441-3530

Fax: 303-441-4996

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

PROPERTY OWNER NAME  
1234 STREET DR  
CITY, CO 80NNN

**Account Number** R00NNNNN **Access PIN** NNNNN

RESIDENTIAL	PROPERTY VALUE		
	Current Actual Value	Prior Actual Value	+ or - Change
	<u>\$ 234,567</u>	<u>\$ 123,456</u>	<u>111,111</u>
Reason for value change: Reappraisal			

**Location & Legal Description**

1234 STREET DR

LOT 1 BLK 2 SUBDIVISION NAME

**STR:** 18 1S 69 **Tax Area:**00NN **Nbhd:** NNN

**PROPERTY DESCRIPTION**

Parcel Number: 15NNNNNNNNNN

Year Built: 1983

Bathrooms: 1 - Full 2 -Three Quarter

Main living area: 1,180 SF

Upper living area: 0 SF

Basement area: 504 SF of which 0 SF is finished

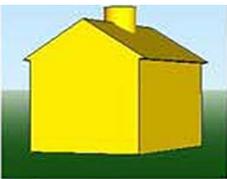
**PROPERTY TAX ESTIMATE**

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 2017 by school boards, county commissioners, city councils, and special district directors.

Please go to <http://assessor.boco.solutions/ENOV/> enter your account information, and click on the link under step 3 to estimate your property taxes.

Go to [www.bouldercountyassessor.org](http://www.bouldercountyassessor.org) for a more detailed description of your property and a full listing of sales in your area that determined the value of your property.

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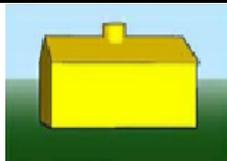


**AREA SALES**

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

**Your Property**

Property Address	1234 STREET DR
Account Number	R00NNNNN
Market Area	NNN
Sale Date	
*Sale Price Time-adjusted to 6-30-2016	
Total Above-Grade Living Area	NNNN sqft
Year Built	19NN
Effective Year Built	19NN
Bathrooms	1-F 2-T
Finished Basement Area	0 sqft



**Sample Sale**

Property Address	2345 STREET DR
Account Number	R00NNNNN
Market Area	NNN
Sale Date	04/21/2015
*Sale Price Time-adjusted to 6-30-2016	\$458800
Total Above-Grade Living Area	NNNN sqft
Year Built	19NN
Effective Year Built	19NN
Bathrooms	1-F 1-T
Finished Basement Area	NNN sqft



**Sample Sale**

Property Address	3456 STREET DR
Account Number	R00NNNNN
Market Area	NNN
Sale Date	04/21/2015
*Sale Price Time-adjusted to 6-30-2016	\$458800
Total Above-Grade Living Area	NNNN sqft
Year Built	19NN
Effective Year Built	19NN
Bathrooms	1-F 1-T
Finished Basement Area	NNN sqft



**Sample Sale**

Property Address	4567 STREET DR
Account Number	R00NNNNN
Market Area	NNN
Sale Date	04/21/2015
*Sale Price Time-adjusted to 6-30-2016	\$458800
Total Above-Grade Living Area	NNNN sqft
Year Built	19NN
Effective Year Built	19NN
Bathrooms	1-F 1-T
Finished Basement Area	NNN 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, 2014 through June 30, 2016. If there were not enough sales during that time period, a 5-year period may be used.

- Sales that were under contract during the sales period, but were not formally closed until after June 30, 2016, may be considered when a property value is appealed.

\* Sales prices within this study period were **time-adjusted** to the end of the period, June 30, 2016, as if they were sold on that date. The **time-adjusted sales price** reflects market conditions on that date.

**\*\*You have the right to protest the adjustment in valuation, but not the estimate of taxes, § 39-5-121(1), C.R.S.**