



# Cynthia Braddock, Assessor

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Member  
International Association  
Of Assessing Officers

[BoulderCountyAssessor.org](http://BoulderCountyAssessor.org)

May 1, 2017

Dear Property Owner,

Notices of Value are mailed to all Boulder County property owners on May 1. The job of the County Assessor is to inventory all properties in the county using the appraisal process to arrive at a fair and equitable value for all real property. The end result of our work in the appraisal process is the Notice of Value. Please review it carefully. As your Assessor, I want to take this opportunity to answer some frequently asked questions:

### Why did my property value change?

The Colorado legislature requires that each property be re-valued by county assessors in odd-numbered years. This year, 2017, we must value your property as it existed on January 1, 2017 and determine its probable market value as of June 30, 2016.

### How is my Assessed Value calculated?

For 2017, the actual value for residential property reflects the market value of the property as of June 30, 2016. For commercial property the actual value is determined by considering comparable sales, construction costs, depreciation, and the income approach to value. Assessed value for residential property is currently 7.96% of actual (market) value. The assessed value for commercial and undeveloped residential property is 29% of actual value.

### Who decides how much my taxes are going to be, and who collects them?

The County Assessor does not set your tax rate or collect taxes. Your tax rate is unique to your neighborhood and is made up of a sum total of all tax rates (aka, mill levies) that provide services in your neighborhood. For instance, your property tax bill will include a separate mill levy for your school district, Boulder County, your town or city (if you live in an incorporated municipality), and may also include levies for fire protection, utilities, recreation districts, etc. These tax rates are determined by the end of the calendar year by each taxing entity. The total tax rate (or mill levy) for your property is then multiplied by your assessed value (see chart below). The County Treasurer is responsible for collecting all taxes and distributing them to their respective agencies. For more information, please visit: [Your Taxes At Work](#).

### If my property value increased, will my taxes increase?

Your tax bill may increase in 2017 (payable in 2018). We have provided an **estimated tax calculator** at [assessor.boco.solutions/ENOV/](http://assessor.boco.solutions/ENOV/) for your use. This tool provides *only an estimate of taxes*. If there are legislative changes to the assessment rate, or taxing district elections that adjust their mill levies (tax rates) this fall, the tax amount will be different. (Note: The 2017 State Legislature is considering lowering the residential assessment rate from the current 7.96% to 7.20% of actual value.) Here is how it works for a typical residential property:

Appraisal Date	Market Value	Assessment Rate	Assessed Value	Mill levy	Estimated Tax
June 30, 2014	\$500,000	x 7.96%	\$39,800	x .085976	= \$3,422
June 30, 2016	\$600,000	x 7.96%	\$47,760	x .085976	= \$4,106

*In this example, the property value increased by about 20%, the estimated tax dollar amount increased by 20%. If in 2017 the assessment rate drops to 7.20% the estimated tax dollar amount increases by only 8.5%.*

### What is the Senior Property Tax Exemption?

If you are 65 and have owned and lived in your home for the past 10 years as of January 1, you may be eligible for the Senior Property Tax Exemption Program. Disabled Veterans may also qualify for the exemption. **The Colorado Legislature may be funding the Senior Homestead Exemption for 2017 (for taxes payable in 2018). If you have not been approved already for this program, please call our office or visit our website for an application. We urge you to be prepared ahead of time, so you can benefit from this exemption if it gets funded. The deadline to submit your application is July 15.**

### How can I protest my property value?

The Assessor's Office welcomes appeals of the valuation of real property during the state-established time period of May 1 - June 1, 2017. You may appeal **in person** at the Assessor's Office in downtown Boulder, or at one of the remote appeals sites listed below. **You may also appeal in writing via the appeal form on your Notice of Value or a signed letter in the mail, you can use our online protest process, or fax a signed appeal form**. A 2017 Appeals Form with instructions has been included with your Notice of Value. If you wish to appeal the value we have placed on your property, please follow directions on the Appeal Form, or visit our website for more details on how to file an appeal. Remote locations open from 8 a.m. - 4:30 p.m.

Lafayette	Lafayette Community Services Center 1376 Miner's Dr. Unit 105 Lafayette	Residential: May 8- 12 Commercial: May 9 8 a.m. - 4:30 p.m.
Longmont	Boulder County St. Vrain Community Hub 529 Coffman Street, St. Vrain Conference Rm	Residential: May 15 - 19 and May 22 - 26 Commercial: May 17 and 24 8 a.m. - 4:30 p.m.
Lyons	Lyons Town Hall 432 5th Avenue, Lyons	May 10 8 a.m. - 4:30 p.m.
Boulder	George Reynolds Branch Library 3595 Table Mesa Drive, Boulder Basement Meeting Room	May 9, May 12, May 22, May 26 12:30 - 4:30 p.m.

If you have any questions about the appeals process, please call 303-441-3530 to reach our Public Information staff between 8 am and 4:30 pm, Monday through Friday, or go to our website at [www.bouldercountyassessor.org](http://www.bouldercountyassessor.org). We look forward to the opportunity to answer your questions.

Sincerely,