

**Boulder County Assessor**  
 Mailing Address  
 P.O. Box 471  
 Boulder, CO 80306-0471  
[www.bouldercountyassessor.org](http://www.bouldercountyassessor.org)



August 4, 2017  
 1325 Pearl Street, 2nd Floor  
 Boulder, CO 80302  
 Phone: 303-441-3530  
 Fax: 303-441-4996  
 Office Hours: 8:00-4:30pm, M-F

Account #: R000NNN1

Access PIN: NNNN

OWNER NAME  
 1234 STREET DR  
  
 BOULDER CO 8030N

RESIDENTIAL Petitioner's Estimate of Value	ASSESSOR'S VALUATION		
	Actual Value Prior to Review	Actual Value After Review	+ or - Change
\$852,000	\$1,006,800	\$1,006,800	\$ 0

To calculate an estimate of your taxes, please go to this website:  
<http://assessor.boco.solutions/ENOV/>

**Location & Legal Description:**

1234 STREET DR BOULDER  
 SUBDIVISION NAME - BO

Tax Area: 000NNN Nbdh: NNN

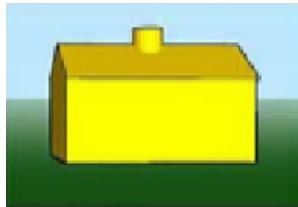
Based on comparable properties that sold from July 1, 2014 through June 30, 2016, your value is appropriate. Sales prices are adjusted to June 30, 2016, as required by Colorado statute, and for differences in location, size, and other property characteristics.

You have the right to appeal to the County Board of Equalization for further consideration, 39-8-106(1)(a) C.R.S.  
 Please see the second page (enclosed) for detailed information on filing your appeal.

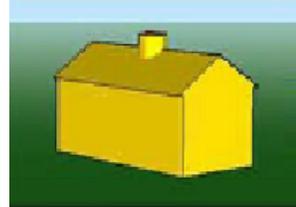


**AREA SALES**

Your property has been valued using mass appraisal techniques.



**Sale #1**



**Sale #2**



**Sale #3**

Property Address	1234 STREET DR BOULDER	2345 STREET DR BOULDER	3456 STREET DR BOULDER	4567 STREET DR BOULDER
Account Number	R000NNN1	R000NNN2	R000NNN3	R000NNN1
Sale Date		June 18, 2016	February 19, 2016	December 30, 2015
Sale Price (time adjusted to 6/30/16)		\$969,000	\$989,288	\$1,179,598

\*\*\*See reverse side of this page for detailed information about your property and the above sales.

- 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. 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, 2016, cannot be considered in determining the 2017 reappraised value unless they were under contract before this date**. Then they may be considered as comparables 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.

# Sales Comparison Approach

Property Details	Subject Property	Comparable No. 1	Comparable No. 2	Comparable No. 3
Account ID	R000NNN1	R000NNN2	R000NNN3	R000NNN4
Address	655 MARINE BOULDER	2345 STREET DR BOULDER	3456 STREET DR BOULDER	4567 STREET DR BOULDER
Proximity to Subject		0.23 miles	0.12 miles	0.34 miles
Sales Price		\$969,000	\$925,000	\$1,075,000
Time Adj. Sales Price		\$969,000	\$989,288	\$1,179,598
Date of Sale		June 18, 2016	February 19, 2016	December 30, 2015
Characteristics	Description	Description	Description	Description
<a href="#">Neighborhood</a>	NNN	NNN	NNN	NNN
<a href="#">Land Market</a>	NNN00	NNN00	NNN00	NNN00
<a href="#">Subdivision</a>	SUBDIVISION NAME - BO	SUBDIVISION NAME - BO	SUBDIVISION NAME - BO	SUBDIVISION NAME - BO
<a href="#">Land Size SF/Acres</a>	7,245 / 0.17	5,285 / 0.12	10,389 / 0.24	2,436 / 0.06
<a href="#">Elem School</a>	Neighborhood School	Neighborhood School	Neighborhood School	Neighborhood School
<a href="#">Access/Traffic</a>				
<a href="#">Priv/Rock O/Topo</a>				
<a href="#">Lake/Stream/View</a>				
<a href="#">Golf/Rec Land</a>				
<a href="#">Well/Septic</a>				
<a href="#">Sun/Hist D &amp; L</a>				
<a href="#">Airport/RR/Loc Adj</a>				
<a href="#">Stigma/Unbuildable</a>				
<a href="#">Nat Disaster/Fld/Fire</a>				
<a href="#">Design/Arch Design</a>	Multi Sty	Multi Sty	Multi Sty	Multi Sty
<a href="#">Duplex/Triplex</a>				
<a href="#">Quality</a>	Good	Good	Avg +	Good
<a href="#">Condition</a>	Avg	Avg	Avg	Avg
<a href="#">Year Blt/Eff Year Blt</a>	1892/1960	1900/1988	1900/1975	1905/2000
<a href="#">Living Area</a>	1370	1789	1722	1940
<a href="#">Basement Unfinished</a>	GrdnL-302			
<a href="#">Basement Finished</a>	GrdnL-465			GrdnL-1188
<a href="#">Garage/Carport</a>	At-326	At-381	Cp-280	
<a href="#">Studio/Acc Dwelling</a>	-/Bel Grd Acc			
<a href="#">Baths</a>	F-2/H-1	F-2	F-2	F-6
<a href="#">Exterior/Heating/AC</a>	Br Blk/F Air/-	Wd Shk/F Air/-	Wd Shk/F Air/-	Br Blk/F Air/-
<a href="#">Deck/Porch/Enclosed</a>	Dk-16/En-104/Po-220	Dk-164	Pa-90/Po-144	En-176
<a href="#">Obsolescence</a>				
<a href="#">Other Misc/Elec</a>				
<b>Extra Features</b>				
<a href="#">Out Buildings</a>			Shd-192	
<a href="#">Distressed Sale</a>				
<b>Net Adjust</b>		<b>-\$27,231</b>	<b>\$814</b>	<b>-\$75,330</b>
<b>Sale Adjusted Value</b>		<b>\$941,769</b>	<b>\$990,102</b>	<b>\$1,104,268</b>
<b>Actual Value After Review:</b>		<b>\$1,006,800</b>		

These comparable properties may not be the same computer selected sales that were on your Notice of Valuation. The sales presented here are most similar, in terms of location, living area, age, and other characteristics, to the Subject Property. See <https://www.bouldercounty.org/property-and-land/assessor/glossary/> for explanations of the property characteristics listed above.



# Board of Equalization Appeal Process

## [www.bouldercountyboe.org](http://www.bouldercountyboe.org)

### 303.441.4590

#### **YOU HAVE THE RIGHT TO APPEAL THE ASSESSOR'S DECISION**

The County Board of Equalization will sit to hear appeals beginning September 1<sup>st</sup> and continuing through November 1<sup>st</sup> for Real Property (land and buildings) and for Personal Property (furnishings, machinery, and equipment) 39-8-104 and 39-8-107(2), C.R.S.

To preserve your right to appeal, your appeal must be **POSTMARKED OR DELIVERED ON OR BEFORE SEPTEMBER 15<sup>TH</sup> FOR REAL PROPERTY AND FOR PERSONAL PROPERTY 39-8-106(1)(a) C.R.S.**

#### **How do I file an appeal?**

- Complete and sign the back of this page
  - Your signature is required for a valid petition.
  - Daytime phone and email address, printed clearly.
  - Your estimate of your property value.
  - Evidence you initially submitted to the Assessor that you wish to use again in your appeal to the BOE. The BOE is not affiliated with the Assessor's office. Evidence you submitted to the Assessor's Office will not be provided to the BOE.
  - A Letter of Agency, which can be found on our website, signed by you if:
    - An agent is filing the petition for you OR
    - You do not plan to be at your hearing but you do plan to be represented by someone who is not an attorney at law licensed in the State of Colorado.
- You may submit your petition as soon as you decide to appeal. You can submit your evidence no later than three days prior to your hearing.
- Keep a copy for your records.
- Mail or hand deliver (do not fax or email) **two copies** of your signed petition and supporting documents to the BOE.

#### **Mail petitions to (certified mail recommended):**

Board of Equalization  
PO Box 471  
Boulder, CO 80302

#### **Hand Deliver Petitions:**

Board of Equalization  
1325 Pearl St., 1<sup>st</sup> Floor  
Boulder, CO 80302

#### **When will I receive notice of my hearing?**

BOE official notices are sent via U.S. Mail. If you include your email address on your petition, the notice will also be emailed to you. Petitioners can also go to [www.bouldercountyboe.org](http://www.bouldercountyboe.org) to search for their hearing date. The BOE must adhere to statutory deadlines, therefore taxpayers may receive very little notice prior to their hearing date and hearings cannot be rescheduled. If you are unable to attend and you have submitted evidence at least three days prior to your scheduled hearing, the hearing will go on in your absence and your evidence will be considered in the decision of the Hearing Officer.

#### **When will I receive the decision of the BOE?**

Decision letters will be mailed out in early November. The letter will also include information on how to appeal a BOE decision.

#### **BOE Administrative Office**

The BOE Appeals Coordinator oversees the BOE Administrative Office and is deputized by the Boulder County Clerk and Recorder. The Appeals Coordinator:

- Interviews, selects, and contracts with qualified Hearing Officers,
- Ensures all state required paperwork has been submitted,
- Schedules hearings.

If you have questions about your property valuation, contact the Boulder County Assessor at 303-441-3530.

