

Boulder County Assessor
 Mailing Address
 P.O. Box 471
 Boulder, CO 80306-0471
www.bouldercountyassessor.org



August 24, 2018
 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 A

 BOULDER CO 8030N

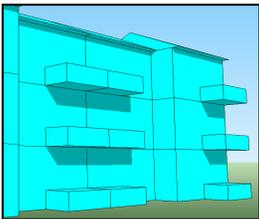
Location & Legal Description:
 1234 STREET DR BOULDER
 UNIT C BUILDING AT SUBDIVISION CONDOMINIUMS
 Tax Area: 000NNN Nbhd: : NNN

RESIDENTIAL	ASSESSOR'S VALUATION		
Petitioner's Estimate of Value	Actual Value Prior to Review	Actual Value After Review	+ or - Change
\$0	\$319,000	\$319,000	\$ 0

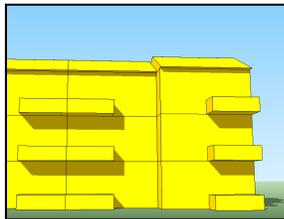
To calculate an estimate of your taxes, please go to this website:
<http://assessor.boco.solutions/ENOV/>

The 2018 value of your property reflects its use, condition, and percent of completion on the assessment date of January 1, 2018. The value is based on comparable sales that sold July 1, 2014 through June 30, 2016. Colorado law C.R.S. 39-1-104 (10.2)(A) prohibits the assessor from consideration of sales occurring after June 30, 2016. Your value has been found to be appropriate.

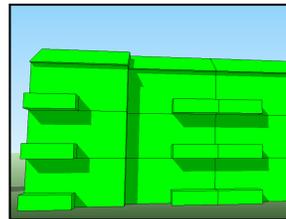
You have the right to appeal to the County Board of Equalization for further consideration, 39-8-106(1)(a) C.R.S. Please see the second page (enclosed) for detailed information on filing your appeal.



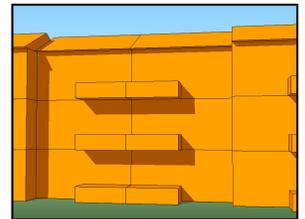
AREA SALES
 Your property has been valued using mass appraisal techniques.



Sale #1



Sale #2



Sale #3

Property Address	1234 STREET DR A BOULDER	2345 STREET DR BOULDER	3456 STREET DR BOULDER	4567 STREET DR BOULDER
Account Number	R000NNN1	R000NNN2	R000NNN3	R000NNN4
Sale Date	R000NNN1	May 23, 2016	May 31, 2016	May 24, 2016
Sale Price (time adjusted to 6/30/16)		\$336,379	\$330,135	\$307,001

***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 2018 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	1234 STREET DR A BOULDER	2345 STREET DR BOULDER	3456 STREET DR BOULDER	4567 STREET DR BOULDER
Proximity to Subject		0.02 miles	0.02 miles	0.02 miles
Sales Price		\$328,600	\$322,500	\$299,900
Time Adj. Sales Price		\$333,463	\$327,273	\$304,339
Date of Sale		May 23, 2016	May 31, 2016	May 24, 2016
Distressed Sale				
Characteristics	Description	Description	Description	Description
Neighborhood	257	257	257	257
Subpool/Condo Group	2210/-	2210/-	2210/-	2210/-
Subdivision	SUBDIVISION CONDOMINIUMS	SUBDIVISION CONDOMINIUMS	SUBDIVISION CONDOMINIUMS	SUBDIVISION CONDOMINIUMS
Design	Multi Sty Twnhm Condo			
Quality	Avg	Avg	Avg	Avg
Condition	Average	Average	Average	Average
Year Blt/Eff Year Blt	2016/2016	2015/2015	2015/2015	2015/2015
Recent Remodeling				
Living Area	1080	1050	1050	1050
Basement Unfinished	Subt-525	Subt-516	Subt-516	Subt-516
Basement Finished				
Garage/Carport	Dt-234	Dt-240	Dt-240	Dt-240
Bedrooms	2	2	2	2
Baths	F-2/H-1	F-2/H-1	F-2/H-1	F-2/H-1
AC	-	-	-	-
Deck/Porch/Enclosed	Pa-77/Po-33	Pa-77/Po-33	Pa-77/Po-33	Pa-77/Po-33
Floor placement				
Condo Views				
End Unit/Semi-Detachd				
Obsolescence				
Extra Features				
Out Buildings				
*Net Adjust (Total)		\$2,916	\$2,862	\$2,662
Sale Adjusted Value		\$336,379	\$330,135	\$307,001
Actual Value After Review:		\$319,000		

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/appeals/nod-glossary/> for explanations of the property characteristics listed above.



Board of Equalization Appeal Process

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 1st and continuing through November 1st 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 15TH 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., 1st Floor
Boulder, CO 80302

- Please visit www.bouldercountyboe.org for more information about filing an appeal.

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 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.

