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 2019 by school boards, county commissioners, city councils, and special district directors.

**Location & Legal Description**

1234 STREET DR

1234 STREET DR

LOT 1 BLK 2 SUBDIVISION NAME

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

Market Area: NNN

Parcel Number: 15NNNNNNNNNN

**PROPERTY DESCRIPTION**

Year Built: 19NN  Effective Year Built: 19NN

Bathrooms: -Full 1-Three Quarter -Half

Main living area: NNNN SF

Upper living area: 0 SF

Basement area: 0 SF of which 0 SF are finished

Your property has been valued using mass appraisal techniques. Statistical models were used to analyze sales of properties during the timeframe described below.*

Full datasets of sales that were used in the mass appraisal of your property can be found at: [www.bouldercountyassessorappeals.org](http://www.bouldercountyassessorappeals.org).

These datasets will allow you to browse and review all of the sales that were used in the mass statistical modeling process in a tabular format.

Alternatively, you can utilize the Sales Analysis Tool to find and review the sales via a geographical approach: [https://maps.boco.solutions/salescomp](https://maps.boco.solutions/salescomp).

If you have questions regarding the underlying data that was used in valuing your property, or would like help in utilizing the tools provided to find similar base-period sales, please contact our

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*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 ending June 30, 2018 § 39-1-104(10.2)(a), C.R.S. If there were not enough sales during that time period, up to a 5-year period may be used § 39-1-104(10.2)(d), C.R.S. Generally, the value of all other property is based on the consideration of the market, cost, and income approaches to value.

The assessment rate for residential property is currently 7.2%, § 39-1-104.2(3), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1), C.R.S. You have the right to protest the adjustment in valuation, but not the change in projected residential assessment percentage, nor the change in taxes, § 39-5-121(1), C.R.S.