

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



Office Location  
1325 Pearl Street, 2nd Floor  
Boulder, CO 80302  
Phone: 303-441-3530  
Fax: 303-441-4996  
Office Hours: 7:30-5:00pm, M-TH

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
	\$ 234,567	\$ 123,456	\$ 111,111

**Location & Legal Description**  
1234 STREET DR

LOT 1 BLK 2 SUBDIVISION NAME

STR: 18 1S 69 Tax Area 00NN Nbhd: NNN  
Market Area NNN  
Parcel Number: 15NNNNNNNNNN  
Land: N,NNNSQ FT

**PROPERTY DESCRIPTION**

Year Built: 19NN Effective Year Built: 19NN  
Bathrooms: 1-Full 1-Three Quarter -Half  
Main living area: NNNN SF  
Upper living area: 0 SF  
Basement area: N,NNN SF of which NNN SF are 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 2021 by school boards, county commissioners, city councils, and special district directors.

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

The tax notice you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value above.

For more information please visit [www.bouldercountyseniorexemption.org](http://www.bouldercountyseniorexemption.org)

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>

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 office at (303) 441-3530 or at [assessor@bouldercounty.org](mailto:assessor@bouldercounty.org)



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Your property was valued as it existed on January 1 of 2021.

\*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, 2020 **§ 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 7.15%, **§ 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.**