



Cynthia Braddock

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Dear Property Owner,

The Boulder County Assessor's Office is working to assist county residents reach a temporary fair market value for any home or real property that was damaged by the Marshall Fire and Straight-Line Wind event.

Property values, which are used to determine annual property tax payments, have been adjusted downward to reflect the damage to a physical residence or structure due to smoke, ash, char and odor. In all cases your land values will hold their value based on the condition on January 1, 2022. Your constructed buildings (also referred to as "improvements") may have been adjusted in value to reflect impacts caused by the fire.

The reduction in property value for damage structures (resulting in a reduction of 2022 taxes) has been calculated. Our guidelines for value reduction are based on the amount of damage to the structure and estimates of the cost to cure the damage.

Damaged properties will be re-evaluated next year, 2023, and adjusted according to how much land and improvement impact there is and whether the property has suffered significant market impact. These properties will be reevaluated at the beginning of each subsequent year until they have recovered.

If you have questions and/or concerns, please contact the Boulder County Assessor's Office at: 303-441-3530 or email: assessor@bouldercounty.org.

Sincerely,

Cynthia Braddock
Boulder County Assessor