

Appeals

Real Property Valuation

Colorado law requires a two year reassessment cycle for all property. 2010 is the second or intervening year of the current two year cycle. For most property, the valuation for assessment for the 2010 tax year will be the same as it was for 2009. These figures appear on your 2009 Tax Notice under "Actual Value." If for any reason we change the valuation for the 2010 tax year, we will mail a Notice of Valuation to you on May 1, 2010. Each notice will describe the property you own and give the value for both 2009 (previous year) and 2010 (current year). You have the right to appeal your value each year, regardless of value changes. May of each year is set aside for the Assessor's Office to hear appeals on real property valuations.

The appraisal data used to establish real property value was from the 18-month period ending June 30, 2008. If data is insufficient during this time period, assessors may use data from the five-year period ending June 30, 2008.

Your property was valued as it existed on January 1 of the current year. The "current year actual value" represents the actual value of your property. The tax notice you receive next January will be based on this value.

An assessment percentage will be applied to the actual value of your property before property taxes are calculated.

The current assessment percentage for residences is 7.96%. Generally all other property (including vacant land, commercial, and agricultural, as well as natural resources) is assessed at 29%. 39-1-104(1) and (1.5) (a), C.R.S.

Property Taxes are determined by multiplying the total actual value times the appropriate assessment rate (7.96% or 29%), to determine the assessed or taxable value. The assessed value is multiplied by the aggregate total mill levy for that tax area to determine total property tax amounts.

The formula for *estimating* your tax bill amount is as follows:

Assessed value x mill levy = taxes due

When you receive a Notice of Valuation this year, study it carefully. Check the elements of your property such as land size, square footage, bedroom and bathroom counts to make sure that Assessor's Office records are correct. If you see inaccuracies or feel that the value placed on your property is incorrect, you have the right to appeal.

If you are questioning your 2009 tax amount or tax rates, please contact the specific taxing entities to communicate your concerns.

The Assessor's Office welcomes appeals of the valuation of property from May 1 until June 1, 2010. This may be done in person at the Assessor's office in the Rio Blanco County Courthouse

or in writing via mail or fax. For an appeal to be successful, the owner should provide an appraisal dated in the 18 months prior to June 30, 2008, evidence of details of sales from the subject or comparable properties, or information correcting the details of the property that the Assessor may not know. A follow-up inspection of the property may be necessary.

Appeal your valuation by mail

If you choose to mail a written protest, you may elect to complete the protest form contained on the Notice of Valuation and mail it (i.e. fax, United States Postal Service, e-mail, or courier service) to the Assessor.

Mailing Address: Rio Blanco County Assessor, 555 Main Street, P.O. Box 508, Meeker, CO 81641, Fax: 970-878-5701. To preserve your right to protest, your mailed protest must be postmarked no later than June 1, 2010.

To preserve your appeal rights you may be required to prove that you filed a timely appeal; therefore, we recommend all correspondence be mailed with proof of mailing. If you appoint an agent to act on your behalf, that person must have your written authorization.

Protests in person

If you choose to present your appeal to the Assessor in person, you may elect to complete the protest form contained on the Notice of Valuation. You may also use our Appeals Questionnaire. Our office is located in the Rio Blanco County Courthouse, 555 Main Street, Meeker, Colorado. . To preserve your right to protest, you must appear in the County Assessor's Office on or before June 1, 2010 between the hours of 8 a.m. and 5 p.m.

Please contact our office at 970-878-9410 to schedule an appointment or stop by our office at 555 Main Street.

Assessor's determination

By law, the Assessor must make a decision on your appeal and mail a Notice of Determination informing you of his/her decision. The Notice of Determination will be mailed from this office on or before June 30.

Appealing the Assessor's decision

If you are not satisfied with the Assessor's determination, by law you must file a written appeal with the County Board of Equalization. See instructions on your Notice of Determination form.