

VALUATION INFORMATION

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value.

The appraisal data used to establish value is from the 24-month period ending June 30, 2024, § 39-1-104(10.2) (a), C.R.S. If insufficient data existed during the 24-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2024) may be utilized, § 39-1-104(10.2) (d), C.R.S.

Most property in Colorado is revalued every odd-numbered year, § 39-1-104(10.2) (a), C.R.S.

If you would like information about the approach used to value your property, please contact your county assessor.

REAL PROPERTY PROTEST PROCEDURES

**Hearings will be held through June 8 at One DesCombes Dr., Broomfield
from 8 a.m. to 5 p.m.**

To assist you in the protest process, you may elect to complete and submit the enclosed Protest Form in one of the following processes:

New for 2025 - ONLINE APPEAL PORTAL: Visit [Broomfield.org/Appeal](https://broomfield.org/Appeal) Information to access the Online Appeal Portal, which guides you through each step of the appeal process. The portal includes a neighborhood sales map and allows you to upload additional documentation. Submitting your appeal online ensures you receive your Notice of Determination in your email.

BY MAIL: To submit a written protest, include your estimated property value as of June 30, 2024, along with any supporting documentation for a change in the classification or valuation. Written protests must be postmarked no later than June 8, § 39-5-122 (2), C.R.S. You may need to verify that your protest was mailed on time, so we recommend that you retain proof of mailing.

IN PERSON: To protest in person, visit the Assessor's office with your estimated property value as of June 30, 2024, along with any supporting documentation for a change in the classification or valuation. You must appear in the office of the County Assessor no later than June 8, § 39-5-122 (2), C.R.S.

If a property owner does not timely object to their property's valuation by June 8 under section § 39-5-122, C.R.S., they may file a request for an abatement under section § 39-10-114, C.R.S., by contacting the county assessor in January 2026.

ASSESSOR'S DETERMINATION

The Assessor must **mail** you a Notice of Determination **on or before the last working day in June**. If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination, you must submit a written appeal to the County Board of Equalization **on or before July 15** if you wish to continue your appeal, § 39-8-106(1)(a) and (3), C.R.S.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, § 39-1-120(3), C.R.S.

ADDITIONAL INFORMATION

For information on Senior Exemption programs, Disabled Veteran and Surviving Spouse Exemption, the Gold Star Spouse Exemption and Broomfield's Property Tax Refund Program for Seniors or Colorado's Property Tax Deferral Program, visit the county website at <https://broomfield.org/813/Property-Tax-Exemption-and-Deferral-Prog>

REAL PROPERTY PROTEST FORM

Please add your **PROPERTY ADDRESS:**

Account or Parcel Number: _____

You may use this section of the form to initiate the protest process. If you wish to protest the classification or valuation of your property, please complete this section, and return a copy of both sides of this form to the Assessor's office at the address shown on the Notice of Valuation **by June 8 – after such date, your right to protest is lost.**

What is your estimate of the property's value as of June 30, 2024? \$ _____

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, photos, rent roll, appraisal, etc.)

REAL PROPERTY QUESTIONNAIRE

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

(Do not send original documents, they will not be returned.)

MARKET APPROACH: This approach to value uses comparable sales from July 1, 2022, through June 30, 2024. The following items, if known, will help you estimate the market value of your property. If available, attach a copy of any appraisal or written estimate of value.

Have similar properties in your immediate neighborhood sold within the 24-month data gathering period? For more information, please go to the Assessor's website: www.broomfield.org/164/Assessor.

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE
_____	_____	_____
_____	_____	_____
_____	_____	_____

Based on these sales and accounting for differences between sold properties and your property, state the value of your property. \$ _____

COST AND INCOME APPROACH: For vacant land, commercial and industrial properties the Assessor must also consider the cost and income approaches to value. If your commercial or industrial property was not leased from July 2022 through June 2024, please complete the market approach section above. To assist the Assessor in evaluating your appeal, and if your property was leased during July 2022 through June 2024, please attach an operating statement indicating your income and expense amounts. Attach a rent schedule indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties.

Estimate of value based on cost approach: \$ _____

Estimate of value based on income approach: \$ _____

AGENT AUTHORIZATION

I, the undersigned owner of the property identified on this notice, authorize the agent named below to act on my behalf in the property tax protest for the tax year 2025.

_____	_____
Agent Name (Please Print)	Signature of Property Owner
_____	_____
Agent Address	Date
_____	_____
Agent Email	Agent Telephone

OWNER / AGENT ATTESTATION

I, the undersigned owner, or agent¹ of the property identified above, affirm that the statements contained herein and, on any attachments, hereto are true and complete.

_____	_____	_____	_____
Signature	Telephone	Date	Email

¹ Attach letter of authorization signed by the property owner.