

****** PUBLIC NOTICE ******
REAL PROPERTY TAXPAYER REMEDIES

2020 Appeal Announcement

On May 1, 2020 real property valuation appeals begin with the Assessor's office. Real property value in Colorado is determined on a two-year cycle and 2020 value assessments reflect market data as of June 30, 2018. With this being a non-reappraisal year, only those accounts experiencing an unusual condition will receive a Notice of Value (NOV). For all other accounts, the 2020 Tax Notice mailed in January serves as the Notice of Value on those properties. An *unusual condition* includes demolition, new construction, replats, parcel splits or combines, updates to subdivider discounts, changes in a property's use, etc. Absent these types of changes, the value of your property remains the same as the 2019 assessment.

By Colorado law, the 2020 real property value is based on a June 30, 2018 appraisal date. The NOVs mailed on May 1st reflect the property's status/condition as of the assessment date (Jan. 1, 2020) using a level of value measured as of June 30, 2018 (appraisal date) based on 24-months of market data/sales going back to July 1, 2016. County Assessors in the state recognize the impact the COVID-19 pandemic has had on the Colorado economy; however, assessors do not have the authority to adjust the current (2020) market value because of the ongoing pandemic.

Colorado law requires the county assessor to hear objections to real property classifications and valuations from **May 1 thru June 1**. Due to COVID Health Orders, the Assessor's Office is closed to the public. Therefore, no in-person protests or inquiries can be accommodated. Our preferred correspondence regarding your property is by email, phone, elections' ballot box (courthouse alley), or Fax (preferred in that order). To file a timely appeal, objections to the valuation or classification of real property must be postmarked or received no later than June 1, 2020. The assessor must make a decision concerning all filed protests and mail a written Notice of Determination by June 30, 2020.

For additional information regarding the protest and appeal process, contact the county assessor's office at 970-870-5544 or email to assessor@co.routt.co.us

Stay safe everyone, Gary Peterson, Assessor