

# PUBLIC NOTICE

from the Routt County Assessor's Office  
regarding the 2021 Real Property Valuations & Appeal Process

## 2021 is a reassessment year; all property within the county has been revalued.

The assessor's office mailed a Notice of Value (NOV) to all owners of Real Property in Routt County on May 3rd, 2021. This Notice of Value reports the change in your property's value or classification from the prior year and informs you of your rights to appeal your new value or classification per Colorado statutes.

### \*\*\* Questions & Answers \*\*\*

? **Why did my value increase (or decrease) from the prior reappraisal?....** Colorado assessors revalue all property every odd year according to statutory requirements. 2021 values are determined as of June 30, 2020, based on sales & market activity occurring in the 24-months preceding the June 30, 2020 appraisal date. General trends in the marketplace in this two year period have been in an upward direction, or an appreciating market. The Steamboat area average increase in Residential valuation is about 16% from the prior reassessment 2 years ago; with Steamboat condo/townhome properties being slightly higher. For Hayden and the three So. Routt towns, the average increase in value is just about 20%. For Vacant land, the countywide average increase is about 12%. Commercial properties saw roughly a 9% appreciation (vacant or improved), prior to any covid-impacted adjustments. These listed percentages are just the total average of thousands of properties, individual increases can be vastly different from these percentages. Depending on location, specific types of property (vacant land, condominiums, single-family, retail, office, warehouse, etc.) all can demonstrate very different rates of value change – some properties will even see a drop in their value. IMPORTANT: The blue-colored Notice of Value you receive this week in the mail reflects a valuation with an appraisal date of June 30, 2020 and not May 3rd, 2021 (date of the notice).

? **The assessor's job is to raise or increase tax revenue for the taxing entities, right?....** **Absolutely not:** The assessor's office only assigns value to property; we do not set tax rates or collect the actual tax. By statute and by the Uniform Standards of Professional Appraisal Practice, the assessor's staff is impartial to fluctuations in property values and corresponding property taxes. The assessor's core function is to Discover, List, Classify, and Report the value of all taxable property in the county. These values must reflect an estimate of fair market value for each property as of June 30, 2020. The assessor's values are audited for compliance annually by an independent audit firm hired by the State Board of Equalization. It is the prerogative of the state legislature to determine and amend the property tax function. The role of Colorado assessors is to administer property tax legislation on behalf of all taxing entities within each county.

? **How are property taxes determined and calculated?**

**Property Taxes Due = Actual Value x Assessment Rate x Mill Levy**

**Actual Value:** The appraisers in the assessor's office determine *actual* (market) values using mass appraisal standards and methods. For residential property, we analyzed sales that occurred in the 24-month period prior to June 30, 2020. We adjust these sales for changing market conditions over time (appreciation/depreciation) to a level of value as of June 30, 2020 - as if all the sales in the 24-month collection period all sold on the same day (appraisal date). We then use these time-adjusted sale prices as an indication of value for similar properties while making market adjustments for property conditions, characteristics, location, along with other property attributes affecting value. For non-residential property, the **cost, market, and income** approaches to value are all considered. Agricultural classified land is valued by using a formula based on the earning capacity of the land subject to typical farming/ranching practices & expenses; AG values are based on a rolling 10-yr average, and are completely absent of any R.E. market trends or value influences.

**Assessment Rate:** Residential Property is assessed at 7.15% of *actual* value; this is the same rate as the last two years. The successful repeal of the Gallagher provision of Amendment 1 to the Colorado Constitution, along with a legislative 'companion bill' froze the assessment rate for a period of four years at their current rates- beginning with TY2021. Non-Residential Property is still assessed at 29% of *actual* value. A residential lot that is vacant is considered non-residential property and is assessed at the 29% assessment rate, same as all other non-residential property. Oil & Gas production is assessed at 87.5% and 75% of actual production value.

**Mill Levies:** A taxing entity's tax rate is measured by mills; this mill rate is set each year by each individual taxing entity or authority such as school district, county govt., town, fire, water and sanitation, library, and other special districts. These entities provide tax-supported services and are listed on your actual tax bills and can also be viewed on the Treasurer's website for each property. Calculate your property's tax as follows: *Actual value* x Assessment rate x Mill Levy (e.g., \$500,000 residential condo with 49.67 aggregate mills

**Formula:** \$500,000 x 7.15% x 54.67 mills = Tax Due. On a calculator: \$500,000 x .0715 x .05467 = \$1,954.45

? **Can I appeal my property taxes to the Assessor?** **No,** you cannot appeal taxes to the Assessor. You can only appeal your property's ACTUAL VALUE or CLASSIFICATION to the Assessor, which is a determining factor in how your taxes are calculated, but you cannot appeal the actual taxes due on a property - at least not to the Assessor's Office. Questions concerning taxes and their distribution should be directed to the Taxing Authority that levied the taxes. This should be done during their budget preparation meetings, which are open to the public and usually take place in November of each year. The office of the county commissioners or the assessor's office can provide contact info for each taxing entity to find out when budget meetings take place.

? **How do I appeal if I disagree with the value or classification reported on my 2021 Notice of Value?....** You can file an appeal to the assessor's office from May 3rd through June 1st, 2021 by submitting your Notice of Value protest form via email, letter, fax, or presented in person to our office. We will be glad to talk with you and explain or provide the appraisal analysis that was used to determine your property's value. This protest period provides an opportunity for taxpayers to inform the assessor of errors in classification, property description, or other discrepancies that may result in a reduction in value or a change in classification. Your appeal must be postmarked, faxed, emailed, or hand delivered no later than June 1st, 2021. Keep in mind that all property is valued as of June 30, 2020, based upon sales activity and/or market conditions that occurred from July 1, 2018 through June 30, 2020. If you appeal, your estimate of value must also be as of June 30, 2020 and supported with relevant information. Per statute, market or sales data occurring after June 30, 2020 cannot be considered as relevant to your appeal. Also, if you appoint an agent to act on your behalf, that person must have your written authorization, which needs to accompany the appeal to be considered filed. Any appeal filed after June 1st, 2021 will not be considered or accepted.

? **What is the best way to appeal?** The best way is to either come see us in person or email your appeal to [assessor@co.routt.co.us](mailto:assessor@co.routt.co.us) by including an attached electronic copy of your Notice of Value. This way your property is correctly identified and our office can quickly acknowledge the receipt of your appeal. If hand delivering your NOV appeal, we encourage you to sit down with a county appraiser to discuss your appeal issues. All in-person appeals will be handled on a first come-first served basis. Appeals received by letter or fax will be accepted as long as they clearly identify the property being appealed and are received or postmarked by 11:59pm, June 1st, 2021. If you call in your appeal by phone, we will ask you to follow up your appeal in writing. Assessor Office hours are 8:30 a.m. to 4:30 p.m., Monday – Friday – Closed for Memorial Day Monday.

? **I am not sure if I should appeal. How can I find out what similar properties to mine sold for?** The appraisal staff will provide you with information relevant to your property. We spend a great deal of effort compiling our analysis and reporting our conclusions in a manner that is easy to share and understand. After reviewing our conclusions you can determine if we have completed our appraisal tasks fairly and equitably. Requests are best submitted via email. Property values, building characteristics, and sales reports can also be queried by going to the county's web site and the "Property Search" link at [www.co.routt.co.us](http://www.co.routt.co.us) We also have sales spreadsheets on our county department-level website, available for download for your own review & study – Look for "**2021 Reappraisal Sales info**" link on our Assessor Dept. web page.

? **What happens after I appeal?** We will review your appeal and respond to you in writing by June 30th, 2021. Our response is reported to you on a **Notice of Determination** form. If you are satisfied with the assessor's determination, the tax bill you receive next January will be based on the value and classification reflected on the Notice of Determination. If you are not satisfied with the determination made, the NOD form explains your rights to further your appeal. The secondary appeal must be postmarked or hand-delivered by the close of business to the Routt County Board of Equalization (522 Lincoln Avenue, Suite #30, Steamboat Springs) in writing on or before July 15, 2021; the county board will notify you by mail of the hearing date, time, & place where you may present evidence to substantiate your case. Evidence includes documentation such as the sale prices of properties similar to yours that sold between July 1, 2018 and June 30, 2020. The county board will conclude hearings and render decisions by the close of business on August 5, 2021. The county board must mail you a decision within five business days of the date of its decision. If you are satisfied with their decision, your appeal ends. If you disagree with the action of the CBOE, you may file an appeal with the State Board of Assessment Appeals, District Court, or you may request a binding arbitration hearing. Your appeal must be made within 30 days of the date of the county board's decision.

For additional information regarding the protest and appeal process, please feel free to contact my office.

**Gary Peterson, Routt County Assessor**

522 Lincoln Ave, Suite 10 Steamboat Springs, CO 80487 (970) 870-5544, Fax (970) 870-5461 email: [assessor@co.routt.co.us](mailto:assessor@co.routt.co.us) web: [www.co.routt.co.us](http://www.co.routt.co.us)