

2009 REAL PROPERTY APPEAL FORM*

YOU MAY ELECT TO COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION

THE APPRAISAL DATA USED BY THE ASSESSOR TO ESTABLISH REAL PROPERTY VALUE IS FROM THE 18-MONTH PERIOD BEGINNING JANUARY 1, 2007 AND ENDING JUNE 30, 2008**
(Per Colorado Revised Statute 39-1-104 (10.2)(a)(b)(c))

****IF DATA IS INSUFFICIENT DURING THIS TIME PERIOD, ASSESSOR'S MAY USE DATA FROM THE FIVE-YEAR PERIOD ENDING JUNE 30, 2006. DATA SHOULD BE GATHERED IN SIX-MONTH INTERVALS GOING BACK FROM JUNE 30, 2006 UNTIL SUFFICIENT DATA IS GATHERED.**

REAL PROPERTY VALUATION APPEALS: If you disagree with the "current year actual value" or the classification determined for your property, you may opt to file an appeal with the County Assessor.
Please see Appeal Procedures, at right.

Completing the Real Property Questionnaire below may help you determine an estimate of value for your property, that can be then be compared to the value determined by the Assessor.

Colorado law requires application of the Market approach ONLY to value residential properties (this includes apartments)

The Market, Cost, and Income approaches are used to value vacant land, commercial, and industrial properties.

The Real Property Questionnaire below may help you determine an estimate of value for your property.

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 on the next business day. 39-1-120(3), C.R.S.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MUST PROVE YOU HAVE FILED A TIMELY APPEAL. WE RECOMMEND THAT CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.
FOR MORE INFORMATION, CONTACT THE EL PASO COUNTY ASSESSOR'S OFFICE: (719) 520-6600.

REAL PROPERTY QUESTIONNAIRE - Attach Additional Documents as Necessary

MARKET APPROACH TO VALUE: (*Residential property owners note: Colorado law requires consideration of the Market approach only to value residential properties; this includes apartments.*) The market approach to value uses sales from the appropriate data-gathering time frame (18-month period beginning January 1, 2007 and ending June 30, 2008; also referred to as the "base period") to determine the actual value of the property. The following items, if known, may 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 18-month period beginning January 1, 2007 and ending June 30, 2008?

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

Based on these sales and accounting for differences between sold properties and your property, please indicate:

FINAL ESTIMATE OF VALUE (BY MARKET APPROACH) \$ _____

Please use the space below for any information you would like the Assessor to consider when reviewing your property: (Attach additional pages, if necessary.)

REAL PROPERTY APPEAL PROCEDURES**Land and Improvements**

Colorado Statutes define "Improvements" as: "... all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired."
39-1-102(7), C.R.S.

***DEADLINE DATE FOR FILING (In ALL formats): June 1, 2009**
AFTER THIS DATE, YOUR RIGHT TO APPEAL IS FORFEITED!
Please select ONE format only for filing your appeal.

Multiple submissions in different formats, for the same property **WILL SLOW PROCESSING TIME!**

In Person
US Mail
Telephone
Fax

TO: El Paso County Assessor's Office
27 East Vermijo Avenue, 2nd Floor
Colorado Springs, CO 80903
Telephone: (719) 520-6600
FAX: (719) 520-6665

On-Line → Residential property owners **ONLY** may appeal on-line by visiting our internet site: <http://land.elpasoco.com>
Access your property records, then click on the link for "On-Line Appeals"

ASSESSOR'S DETERMINATION:

The Assessor must make a decision on your appeal and mail a Notice of Determination (NOD) to you by the last regular working day in June.

APPEALING THE ASSESSOR'S DECISION:

If you are not satisfied with the Assessor's determination, or if you do not receive a Notice of Determination (NOD) from the Assessor, you **must** file a written appeal with the County Board of Equalization on or before **July 15** if you wish to preserve your due right to pursue the issue further.

REAL PROPERTY QUESTIONNAIRE - Attach Additional Documents as Necessary

MARKET APPROACH TO VALUE: (*Residential property owners note: Colorado law requires consideration of the Market approach only to value residential properties; this includes apartments.*) The market approach to value uses sales from the appropriate data-gathering time frame (18-month period beginning January 1, 2007 and ending June 30, 2008; also referred to as the "base period") to determine the actual value of the property. The following items, if known, may help you estimate the Market value of your property. If available, attach a copy of any appraisal or written estimate of value.

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

Based on these sales and accounting for differences between sold properties and your property, please indicate:

FINAL ESTIMATE OF VALUE (BY MARKET APPROACH) \$ _____

Please use the space below for any information you would like the Assessor to consider when reviewing your property: (Attach additional pages, if necessary.)

COST APPROACH TO VALUE: (*Non-residential properties ONLY.*)

The Cost approach to value uses replacement construction costs from the appropriate 18-month period to determine the value of your property. The following items, if known, may help you estimate the replacement cost of your property.

Year Built _____ Original Construction Cost \$ _____

List all changes made to the property, prior to January 1 of this year, e.g., remodeling of storefront, expansions/additions of storage, parking service, manufacturing areas.

DATE	DESCRIPTION OF CHANGE	COST
_____	_____	_____
_____	_____	_____
_____	_____	_____

Is your structure in typical condition for its age? Yes No
If "no" - Why? _____

FINAL ESTIMATE OF VALUE (BY COST APPROACH) \$ _____

INCOME APPROACH TO VALUE: (*Non-residential properties ONLY.*) The Income approach to value converts economic net income from the appropriate 18-month period into present worth. If your property was rented or leased: 1) Attach operating statements showing rental and expense amounts for this property; 2) Indicate square foot rental rate for all tenants who negotiated leases (attach rent schedule); 3) If known, list rents of comparable properties; 4) If available, attach operating statements showing rental and expense amounts for comparable properties; 5) If an appraisal using the Income approach was conducted, please attach a copy.

FINAL ESTIMATE OF VALUE (BY INCOME APPROACH) \$ _____

ASSIGNMENT OF AGENT

I authorize the below-named agent to act on my behalf regarding the *ad valorem* value of the property described herein for tax year 2009.

Agent's Name: (please print) _____ Phone: _____

Owner's Signature: _____ Date: _____

Please mail all correspondence regarding this appeal to the above-named agent at the following address: _____

Please indicate the name and telephone number of a contact person, should the Assessor find an on-site inspection to be necessary:

Name: _____ Phone: _____

VERIFICATION

I, THE UNDERSIGNED OWNER OR AGENT OF THIS PROPERTY, STATE THAT THE INFORMATION AND FACTS CONTAINED HEREIN AND ON ANY ATTACHMENT CONSTITUTE TRUE AND COMPLETE STATEMENTS CONCERNING THE DESCRIBED PROPERTY.

OWNER'S SIGNATURE

DATE

DAYTIME PHONE