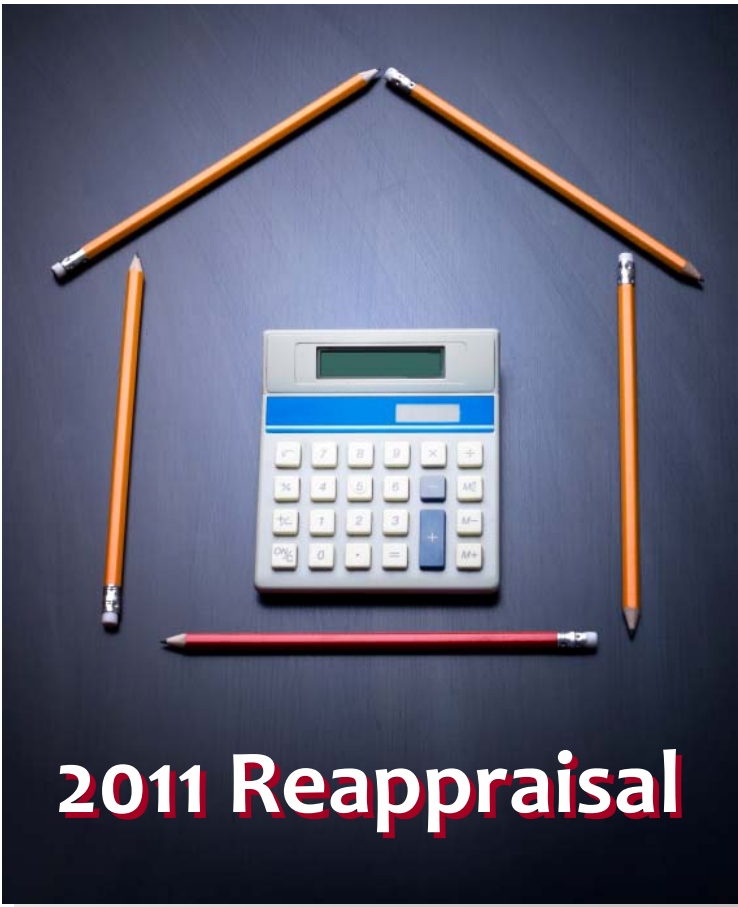


What is a Reappraisal?

- Property is valued every two years for property tax purposes
- According to state law, only sales from the study period can be used to value residential property
- Property is valued as of an appraisal date –June 30, 2010

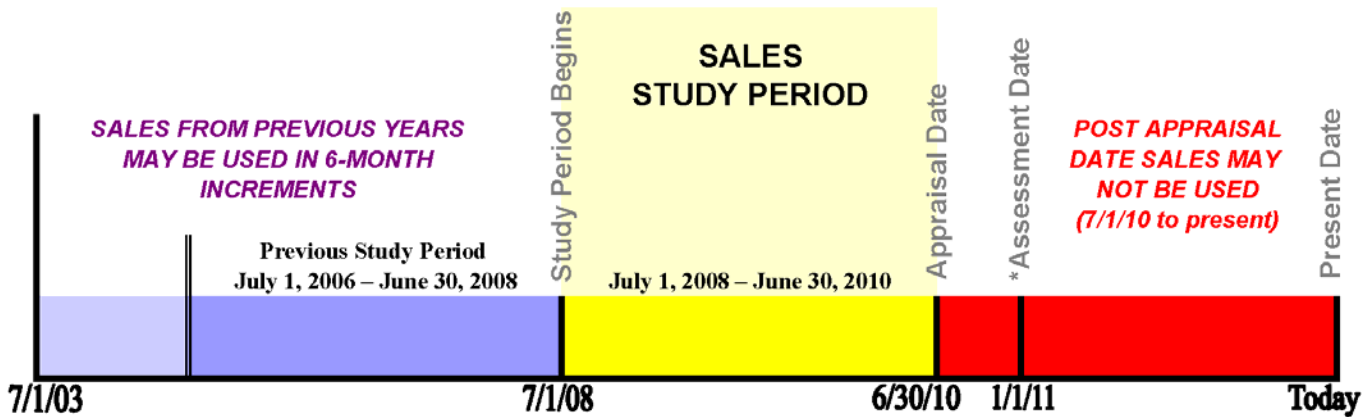
In Colorado, all properties are re-valued every odd-numbered year –this is called a reappraisal. When a property is reappraised by the Assessor’s office, we estimate the market value as of the appraisal date, which is set by statute as June 30th of the preceding year. The appraisal date for the 2011 Reappraisal is June 30, 2010. In even numbered years property values stay the same unless a change has occurred to the property.

Colorado law requires that residential property be valued using sales from a specific time frame. This time frame, known as the “study period”, is a minimum of eighteen months, and may extend up to five years prior to the appraisal date. We may not include any transactions that occurred after the appraisal date in our analysis. The Douglas County Assessor’s Office provides tools and publications on our website so that property owners can research their value. One example is the comparable sales search, which returns a listing of study period sales in your neighborhood that match your home’s quality of construction and architectural style. Additional search criteria are also available.



2011 Reappraisal

2011 Reappraisal Study Period Appraisal Date June 30, 2010



* Values are based on condition and level of property completion as of the Jan. 1 Assessment date.

Your Notice of Valuation

On May 1, the Assessor’s Office mails each property owner a notice of the appraised value of their property, and this year there are important differences from notices we have sent in the past. In order to reduce the cost of mailing valuation information to property owners, in 2011 the Assessor’s Office will mail postcards instead of long notices.

After receiving your postcard, we recommend that you visit the Assessor website to review your property characteristics and study period sales in your area. Remember, the market value stated on your Notice of Valuation is an estimate of your home’s worth on June 30, 2010. The long Notice of Value for 2011 can be accessed from your property’s Parcel Detail page.



Your Rights of Appeal

If you feel that your valuation is incorrect after reviewing sales and characteristics for your property, you may appeal your property valuation to the Assessor between May 1 and June 1. Assessor level appeals may be filed on the Assessor website or by mailing back the appeal form that is part of the NOV postcard. You may also choose to meet with an appraiser

and appeal in person (by appointment only). Regardless of the method you choose, each appeal receives careful consideration and review. Be sure to include any information you have gathered in your research to support your appeal. The assessor will make a decision and mail a Notice of Determination to you on or before Aug. 31.

If you still disagree with the Assessor's valuation, you may file a written appeal with the County Board of Equalization (CBOE) on or before Sept. 15. Hearing officers are appointed by the County Commissioners to administer the cases and provide a recommendation for each appeal. The Board schedules and completes their appeals by Nov. 1. Written notification is mailed within five business days once the Board has approved recommendations made by the hearing officers.

How are Residential Property Taxes Calculated?

Property taxes are calculated by first multiplying the actual value of your property by the statewide residential assessment rate of 7.96% to arrive at the assessed value. The assessed value is multiplied by the mill levy to arrive at the taxes due on your property. The County Treasurer is responsible for mailing the tax bill and collection of taxes. You will receive a tax bill from the Treasurer each year in January for the taxes due for the previous year.



How Mill Levies are Determined

Individual taxes are determined by the total mill levy (tax rate) for the property. The total mill levy is the sum of individual levies from the different taxing entities that provide services to the property. Levies are set after annual public budget hearings held by school boards, county commissioners, city councils and special district directors. These taxing

authorities determine what their budget needs are and then divide by the total assessed value of the district to arrive at a mill levy. For example, if the new budget is \$50,000 and the assessed value is \$5,000,000, the mill levy would be \$10 per thousand dollars of assessed value, or 10 mills. Voters within a district have the ability to attend board meetings and budget hearings to make their voice heard. Budget hearings where the district mill levies are set usually take place in the fall of each year and are a terrific opportunity to get involved in your community.

Assessor Website

For information that is updated nightly for your convenience, log on to the official web page of the Douglas County Assessor, www.douglas.co.us/assessor

Search By

- Parcel Number
- State Parcel Number
- Owner Name
- Street Name
- MapIT! Mapping Tool

Get Property Information

- Owner Name and Mailing Address
- 2011 Notice of Valuation
- Estimated Taxes
- Comparable Sales
- Property Address
- Legal Description
- Actual and Assessed Values
- Tax Rates and Authorities
- Online Protest
- QuickClips

Download Forms, Maps and Data

- QuickReports
- Address Change Form
- Business Personal Property Declaration
- Abatement Petition
- Sales Data
- Parcel Data
- Tax District Map
- Section Maps

Visit our website at
www.douglas.co.us/assessor
Contact us at 303.660.7450
assessors@douglas.co.us