

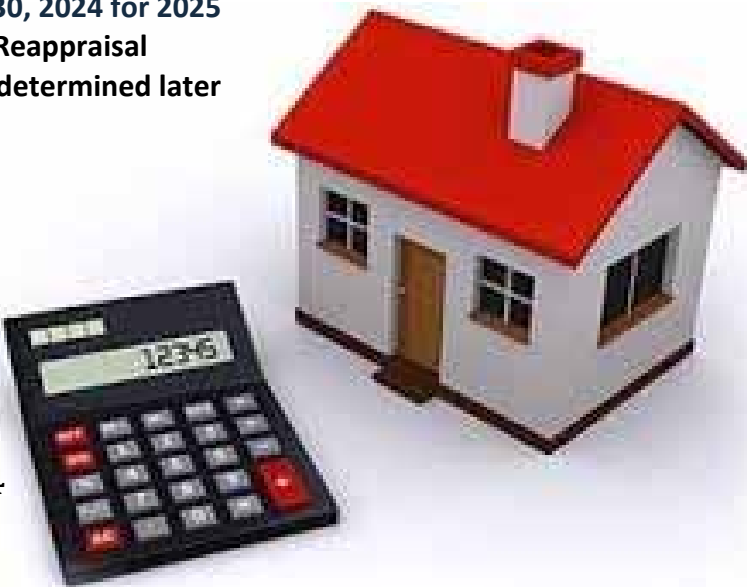
# 2025 Reappraisal

## What is a Reappraisal?

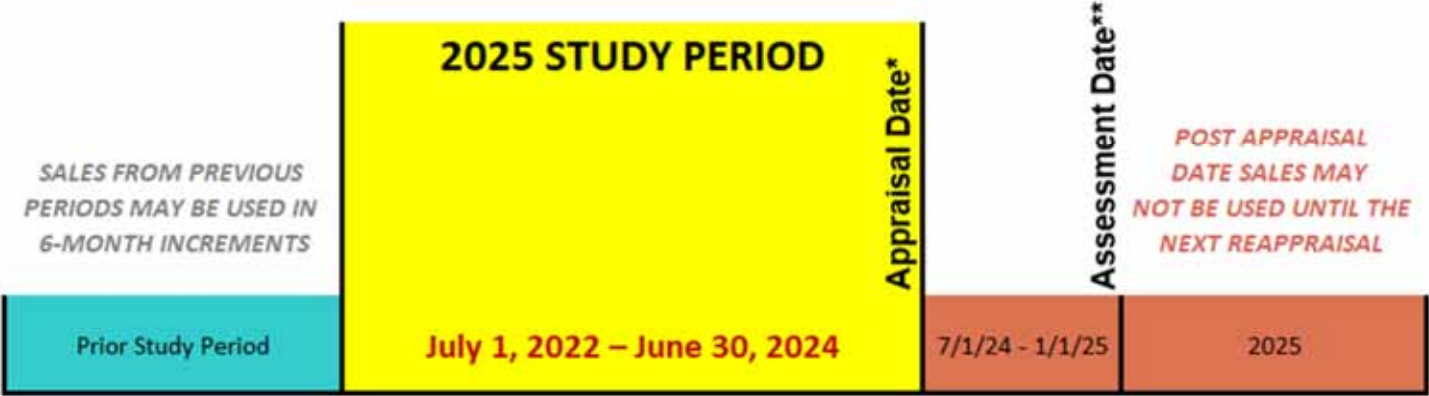
- All Real Property is valued every odd year across the state
- Only sales from a specific time frame can be used (Study Period)
- Property is valued as of an Appraisal Date: June 30, 2024 for 2025
- Value is maintained for two years until the next Reappraisal
- Assessment Rates and Mill Levies (tax rates) are determined later

### Important Dates:

- Appraisal Date: 6/30/2024
- Assessment Date: January 1
- Study Period: 7/1/22-6/30/24



The Douglas County Assessor’s Office provides tools and publications on our website so that property owners can re-search their value. One example is the “View Comparable Sales” link on your Property Detail page, which returns sales in your area that match several of your home’s important characteristics, however additional search criteria is also available. Please visit [www.douglas.co.us/assessor](http://www.douglas.co.us/assessor)



\*The Appraisal Date is the market moment that establishes the level of value for the reappraisal.  
\*\* Values are based on condition and level of property completion as of the Jan. 1 Assessment date.

## Your Notice of Valuation (NOV)

On May 1, the Assessor’s Office mails each property owner a notice of the appraised value of their property. 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, 2024. A more detailed Notice of Value can be found on our website from your property’s Property Detail page.

## Your Right 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 8. Appeals may be filed on the Assessor website. You may also file by mail and meet with an appraiser to discuss

your property. 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 August 15. If you still disagree with the Assessor's valuation, you may file an appeal with the County Board of Equalization (CBOE). Hearing officers are appointed by the County Commissioners to administer the cases, who schedule and complete their appeals by Nov. 1.

## 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 to arrive at the assessed value. The assessed value is then multiplied by the mill levy to arrive at the taxes due on your property. The County Treasurer is responsible for mailing tax bills 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.



## Senior Citizen and Disabled Veteran Tax Exemptions

Seniors over 65 who have occupied their home as their primary residence for over ten years as of January 1 qualify for a State funded property tax exemption. For those who qualify, fifty percent of the first \$200,000 of actual value of the home is exempted from taxes, and this reduction is noted only on the homeowners tax bill. Qualifying senior citizens must submit their application to the Assessor's Office prior to July 15, and once approved there is no need to reapply. Forms are available on the Assessor website. A similar exemption is available for Veteran's who have been rated by the United States Department of Veterans Affairs as 100% disabled.



Application for this type of exemption is made to the Division of Veterans Affairs by July 1; the application and other important information are available on the Assessor website.

## Assessor Website

For information that is updated nightly for your convenience, visit the official web page of the Douglas County Assessor:

[www.douglas.co.us/assessor](http://www.douglas.co.us/assessor)

### Search By

- Account Number
- State Parcel Number
- Owner Name
- Address, City or Zip Code
- Mapping Tools
- Advanced Search

### Get Property Information

- Owner Name and Mailing Address
- Notice of Valuations
- Comparable Sales
- Neighborhood Information
- Property Address
- Legal Description
- Actual and Assessed Values
- Tax Rates and Authorities
- Historic Values
- Building Authority

### Online Services

- Advanced Search and Reports
- Update Mailing Address
- Business Personal Property Online Filing
- Douglas County Open Data
- Sales Data
- Interactive Maps
- Online Appeals

Visit our website at  
[www.douglas.co.us/assessor](http://www.douglas.co.us/assessor)  
 Contact us at 303.660.7450  
[assessors@douglas.co.us](mailto:assessors@douglas.co.us)