



TOBY DAMISCH, Douglas County Assessor
301 Wilcox | Castle Rock, CO 80104
www.douglas.co.us/assessor 303-660-7450

PROTEST FORM

SCHEDULE/ACCOUNT NO: _____

REAL PROPERTY APPEAL FORM

If you disagree with the "current year actual value" or the classification determined for your property, you may file an appeal by mail or in person with the Douglas County Assessor. Completing the Real Property Questionnaire will help you determine an estimate of value for your property, which can be compared to the value determined by the Assessor. Colorado law requires application of the market approach to value for residential properties (includes apartments) and consideration of the cost, market, and income approaches to value for vacant land, commercial, and industrial properties.

REASON FOR REQUESTING A REVIEW: _____

REAL PROPERTY QUESTIONNAIRE

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

(Do not send original documents, they will not be returned)

MARKET APPROACH (ALL PROPERTY TYPES): This approach to value uses sales from the 24-month period ending June 30, 2024. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period prior to June 30, 2024. Statute prohibits the Assessor from using appraisal data after June 30, 2024.

To help estimate the market value of your property, please list sales of similar properties that have sold in your neighborhood. A copy of an appraisal prepared prior to June 30, 2024 may be helpful in estimating the market value of your property.

| DATE SOLD | SCHEDULE/ACCOUNT NUMBER or PROPERTY DESCRIPTION or ADDRESS | SELLING PRICE |
|-----------|--|---------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Based on the information provided and accounting for differences between sold properties and your property, state the value of your property as of June 30, 2024.

\$ _____

COST AND INCOME APPROACH: For vacant land, commercial and industrial properties the Assessor must also consider the cost and income approaches to value. If your commercial or industrial property was not leased from January 2023 through June 2024, please complete the market approach section above. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2023 through June 2024, please attach an operating statement indicating your income and expense amounts. Attach a rent schedule indicating the square footage and rental rate for each tenant occupied space. If known, attach a list for rent comparables for competing properties.

Estimate of value based on cost approach: \$ _____ Estimate of value based on income approach: \$ _____

AGENT ASSIGNMENT

ASSIGNMENT: I authorize the below-named agent to act on my behalf regarding the property tax valuation of the property described herein for the year _____.

Agent's Name (please print): _____ **Daytime Telephone #:** _____

Owner's Signature: _____ **Date:** _____

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

Indicate name and telephone number for a person the Assessor may contact if an on-site inspection is necessary: _____

OWNER/AGENT 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.

SCHEDULE/ACCOUNT NUMBER: _____

Signature: _____ **Date:** _____ **Daytime Telephone#:** _____

Your right to appeal your property value expires on June 8, 2025

REAL PROPERTY PROTEST PROCEDURES

Land and Improvements

Colorado statutes define “improvements” as: “Improvements” means 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.

APPEALS BY MAIL: If you choose to mail a written protest, you may complete the protest form, and mail it to the Assessor at 301 Wilcox Street, Castle Rock, CO 80104. **To preserve your right to appeal, your mailed real property appeal must be postmarked no later than June 8.**

-OR-

APPEALS IN PERSON: If you choose to present oral or written objections to the Assessor in person, you may elect to complete an appeal form and deliver it to the Assessor at the address above. For your convenience, please call for an appointment at 303-660-7450. **To preserve your right to appeal, you must appear in the County Assessor’s Office on or before June 8.**

-OR-

APPEALS ONLINE: Property owners may also choose to appeal their property value using our online application at www.douglas.co.us/assessor. From the appeals application it is simple to search for comparable sales and add them to the filing, as well as attach any other pertinent information electronically. **To preserve your right to appeal, your online appeal must be received by the County Assessor’s Office on or before June 8.**

AFTER THESE DATES, YOUR RIGHT TO PROTEST IS LOST.

ASSESSOR’S DETERMINATION: The Assessor must make a decision on your protest and mail a Notice of Determination to you by August 15th.

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 from the Assessor, you must file a written appeal with the County Board of Equalization on or before September 15.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MAY BE REQUIRED TO PROVE YOU HAVE FILED A TIMELY APPEAL; THEREFORE, WE RECOMMEND ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.

FOR MORE INFORMATION, CONTACT THE ASSESSOR’S OFFICE AT (303) 660-7450 or visit the Assessor website at www.douglas.co.us/assessor.

If the date for filing any report, schedule, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day 39-1-120(3), C.R.S.