

Proposed Residential Property Assessment Reduction

In 2023, Colorado residents are experiencing the most impactful property reassessment in history. To help mitigate the consequences of this reappraisal, the Douglas County Assessor's Office is proposing an across-the-board reduction in assessments for residential property owners in Douglas County, formally called a horizontal reduction.

What is being proposed?

State law governs the reappraisal process, which is implemented at the County level. Under Colorado law, the Board of County Commissioners, acting as the [County Board of Equalization](#), has the right to apply adjustments to the Actual Value of Real Property, where they see fit, necessary, or just, so long as the reduction complies with the state constitution, Title 39, and Colorado assessment audit requirements.

The Douglas County Assessor's Office is proposing a 4.0% reduction to all improved single family residential property, which includes single family attached and detached homes, townhomes, and condominiums. The Assessor's Office is currently evaluating this option and will bring forward a formal proposal to the Commissioners on Tuesday, Sept. 19. In its capacity as the County Board of Equalization, the Board of County Commissioners has the decision-making authority.

Why residential properties?

Colorado residents are experiencing a historic increase in property assessments this year, with most homes in Douglas County increasing between 30% and 60%, and an average increase of nearly 50%. During Assessor Protest, 33,002 property owners filed appeals on 36,305 addresses. Of those, almost 32,000 were for residential property. That equals about one in every four homes in Douglas County.

What are the next steps?

The Assessor's Office will be reviewing results of its preliminary assessment audit and Assessor Protest decisions, and will make a formal proposal to the Board of County Commissioners during a special meeting of the Board of Equalization at 1:30 p.m. on Tuesday, Sept. 19. Get information on the [Business Meetings/Public Hearings web page](#).

Watch Assessor Toby Damisch's initial presentation to the [CBOE from Tuesday, Sept. 12](#).