

Notice #: 157346550663

REAL AND PERSONAL PROPERTY NOTICE OF DETERMINATION

Appeal #: 117744

KEN MUSSO
ADAMS COUNTY ASSESSOR
4430 South Adams County Parkway C2100
Brighton, CO 80601

Date of Notice: 8/17/2020
Telephone: (720) 523-6038
Fax: (720) 523-6037
Office Hours: 8 a.m. to 4:30 p.m.

ACCOUNT NUMBER		TAX YEAR	TAX AREA	LEGAL DESCRIPTION / PROPERTY ADDRESS	
M0012015		2020	110	MBL HOME, TITLE: 12W145225 SERIAL: P267390 YEAR: 1995 MAKE: SCH SIZE: 16/66	
PROPERTY	LOVATO DAVID 3600 E 88TH AVE NO. 81 THORNTON, CO 80229			3600 E 88TH AVE #81, THORNTON	
	PROPERTY CLASSIFICATION			ASSESSOR'S VALUATION	
			PROPERTY OWNER'S ESTIMATE OF VALUE	ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
RESIDENTIAL				29,013	29,013
			TOTAL	29,013	29,013

RESIDENTIAL PROPERTY IS VALUED BY THE MARKET APPROACH TO VALUE

The Assessor has carefully studied all available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

REAL - Your property has been assessed in accordance with Colorado law and instruction published by the State Division of Property Taxation. Other property similar in nature has been consistently assessed using the same statutory methods.

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, § 39-8-106(1)(a), C.R.S.

**The deadline for filing real property appeals is September 28.
The deadline for filing personal property appeals is September 28.**

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

Please refer to the reverse side of this notice for additional information.

APPEAL PROCEDURES

**County Board of Equalization Hearings may be held from
September 29 through November 16**

If you agree with the Assessor's decision, NO FURTHER ACTION IS REQUIRED.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization shown below, and mail or deliver a copy of both sides of this form to:

ADAMS COUNTY BOARD OF EQUALIZATION
4430 South Adams County Parkway C5000A
Brighton, CO 80601

To preserve your appeal rights, your Petition to the County Board of Equalization must be postmarked or delivered on or before **September 28 for real property** and on or before **September 28 for personal property** – after such date, your right to appeal is lost. You may be required to prove that you filed a timely appeal; therefore, we recommend that all correspondence be mailed with proof of mailing.

You will be notified of the date and time scheduled for your hearing. The County Board of Equalization must mail a written decision to you within five business days following the date of the decision. The County Board of Equalization must conclude hearings and render decisions by November 8, § 39-8-107(2), C.R.S. If you do not receive a decision from the County Board of Equalization and you wish to continue your appeal, you must file an appeal with the Board of Assessment Appeals by December 8.

If you are dissatisfied with the County Board of Equalization's decision and you wish to continue your appeal, you must appeal within 30 days of the date of the County Board's written decision to ONE of the following:

Board of Assessment Appeals

1313 Sherman Street, Room 315
Denver, CO 80203
(303) 864-7710
www.dola.colorado.gov/baa

District Court

1100 Judicial Center Drive
Brighton, CO 80601
(303) 659-1161

Binding Arbitration

For a list of arbitrators, contact the County Commissioners at the address listed for the County Board of Equalization.

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

PETITION TO COUNTY BOARD OF EQUALIZATION

What is your estimate of the property's value as of June 30, 2018? (Your opinion of value in terms of a specific dollar amount is required for real property pursuant to § 39-8-106(1.5), C.R.S.)

\$ _____

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, rent roll, original installed cost, appraisal, etc.)

ATTESTATION

I, the undersigned owner or agent¹ of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature

Telephone Number

Date

If you would like to receive the hearing notice and final decision via Email ONLY, please include your email address below.

Email Address

¹ Attach letter of authorization signed by property owner.