

VALUATION INFORMATION

Your property was valued as it existed on January 1 of the current year. The market data used to establish value is from the 18-month period ending **June 30, 2022**, § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding 6/30/2022) may be utilized, § 39-1-104(10.2)(d), C.R.S.

REAL PROPERTY PROTEST PROCEDURES

Hearings can be scheduled by contacting the County Assessor:

Email: assessor@sanjuancolorado.us
Phone: (970) 387-5632
Mail: PO Box 596, Silverton, CO 81433
In Person: 1557 Greene St, Silverton, CO 81433

If you wish to protest by mail, include your estimate of property value as it existed on 1/1/2024 considering market sales as of 6/30/2022. Please add any additional documentation that you believe supports a change in the classification and/or valuation of your property. **Protests must be postmarked no later than June 8**, § 39-5-122(2), C.R.S. You may be required to prove that you mailed your protest on or before the June 8 deadline; therefore, we recommend that you retain proof of mailing.

If you wish to protest in person, schedule a hearing to present your case to the Assessor's office. Bring your estimate of property value as it existed on 1/1/2024 considering market sales as of 6/30/2022. Please include any documentation that you believe supports a change in the classification and/or valuation of your property. **You must appear in the office of the County Assessor no later than June 8**, § 39-5-122(2), C.R.S.

To preserve your appeal rights, your protest must be either postmarked or received by the Assessor no later than June 8 - after such date, your right to protest is lost.

If a property owner does not timely object to their property's valuation by June 8 under section 39-5122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the county assessor.

The Assessor must mail you a Notice of Determination on or before the last working day in June. If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination, you must submit a written appeal to the County Board of Equalization on or before July 15 if you wish to continue your appeal, § 39-8-106(1)(a) and (3), C.R.S.

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.

You may elect to use the Protest Form below:

Account/Parcel #:

Reason for request:

Estimate of property value as it existed on 1/1/2024 considering market sales as of 6/30/2022:
(Attach any additional documentation that you believe supports a change in classification or valuation)

Owner Name(s) and Contact Info:

Owner's Signature: