



LEGAL NOTICE OF THE 2021 REAL PROPERTY OBJECTIONS & PROTEST RIGHTS AND PROCEDURES

Shortly after May 1, 2021, you will receive a Notice of Valuation (NOV) for each property you own in Park County. Property is re-appraised every other year.

Therefore, 2021 values will also be effective for 2022 values.

Notice is hereby given that I, Monica Jones, Park County Assessor, will be available to hear objections to Real Property Valuations for the 2021 tax roll year. The Park County Assessor's Office is located at 856 Castello Avenue, Suite 2102, PO Box 636, Fairplay, CO 80440-0636.

For your objection and protest to be heard, notice **must** be given to the Assessor and such notice must be postmarked and/or delivered by June 1, 2021. Phone appointments may be scheduled by calling the dedicated objection and protest line at 719.836.4394. In person appointments will be available Monday thru Thursday, 9 a.m.-noon and 1:00 p.m.-4 p.m.

ON-LINE: Objections may be filed by filling out the Petition to Assessor form at <https://www.parkco.us/73/Assessor>. Click on Search Property Data, fill in one search line to find your property, once your property sheet is visible, go to the bottom of the page to Assessment Appeals Process and click on the blue box, Petition to Assessors.

TELEPHONE: A dedicated line has been set up and is available during the official appeal period. The number is 719.836.4394. A "voice mail" option is available to allow you to leave a message. Please leave your telephone number (including your area code), and the time of day when we may contact you.

MAIL: The bottom portion of your Notice of Valuation (2021 Real Property Protest Form) is addressed to be returned to the Assessor's Office. Please fill out the form, place your return address on the card, stamp the card and place it in a USPS mail receptacle.

DROP BOX: There is a drop box located outside the Park County Offices located at 856 Castello Avenue, Fairplay, CO. The box is to the right of the main door marked "Park County Government". This box will be checked, Monday – Thursday, May 1 – June 1, 2021.

For any form of objection, please provide as much supporting documentation as you can, stating why you believe your value is incorrect. For example, a recent appraisal, photographs, comparable sales, or a written description of the condition of the property. We also recommend all correspondence have proof of mailing.

Additional general and specific information regarding the updated values, appeal rights, comparable sales data and other pertinent property and assessment information is available on the Assessor's website at <https://www.parkco.us/73/Assessor>.

Notification of Determination (NOD) will be sent on or before June 30, 2021. The NOD will specifically describe the process and applicable dates for further administrative remedies.

Colorado Statute 39-1-104(10.2)(d) states the data gathering period used to estimate the value of property for 2021 and 2022 shall be the 18-month period running from January 1, 2019 through June 30, 2020. If insufficient data existed during the 18-month period, data from each preceding six-month period (up to a period of five years preceding July 1, 2020) may be utilized, C.R.S 39-1-104(10.2)(d).

The Park County Assessor's Office uses a 48-month data-collecting period, July 1, 2016 to June 30, 2020.

If you have found a discrepancy in the Assessor's data, please contact our office for an informal review. Our goal is to have correct and complete assessment records. If the Assessor's records do not reflect the correct inventory, a fair value cannot be estimated. While an informal review is not necessary to object or protest your property value, it can be beneficial prior to giving notice of your objection or protest and may even help you avoid the need to object or protest your property valuation. The month of May is the formal appeal period, however the Assessor's Office is always available to review property records and discuss concerns regarding property value or classification.

The purpose of an informal review should be:

- * to verify the information on your property record
- * to ensure your understanding how your value was estimated
- * to discover whether you qualify for any exemptions
- * to be sure you understand how to file an appeal