

What is a Reappraisal?

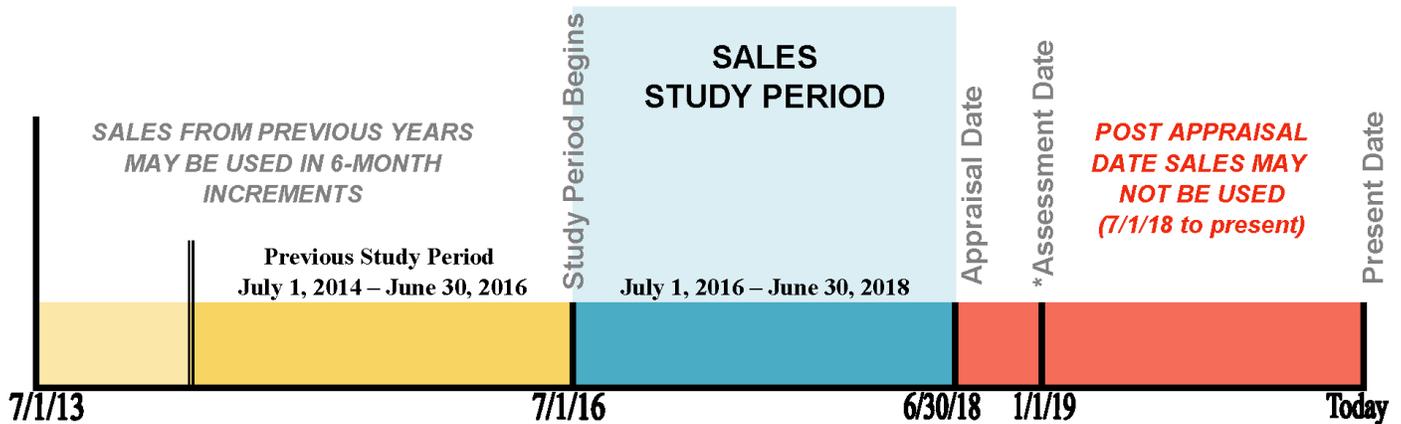
- Property is valued every two years for property tax purposes
- According to Colorado law, only sales from a specific time frame can be used to value residential property
- Property is valued as of an appraisal date – June 30, 2018



The Douglas County Assessor's Office provides tools and publications on our website so that property owners can research their value. One example is the "View Comparable Sales" link on your Property Detail page, which returns sales in your area that match several of your home's important characteristics, however additional search criteria is also available. **Please visit www.douglas.co.us/assessor**

2019 / 2020 Valuation Study Period

Appraisal Date June 30, 2018



* Values are based on condition and level of property completion as of the Jan. 1 Assessment date.

Your Notice of Valuation

On May 1, the Assessor's Office mails each property owner a notice of the appraised value of their property. After receiving your postcard, we recommend that you visit the Assessor website to review your property characteristics and study period sales in your area. Remember, the market value stated on your Notice of Valuation is an estimate of your home's worth on June 30, 2018. A more detailed Notice of Value can be found on our website from your property's Property Detail page.

Your Rights of Appeal

If you feel that your valuation is incorrect after reviewing sales and characteristics for your property, you may appeal your property valuation to the Assessor between May 1 and June 1. Assessor level appeals may be filed on the Assessor website or by mailing back the appeal form that is part of the NOV postcard. You may also meet with an appraiser to discuss your property (by appointment only). Regardless of the method you choose, each appeal receives careful consideration and review. Be sure to include any information you have gathered in your research to support your appeal. The Assessor will make a decision and mail a Notice of Determination to you on or before Aug. 15.



If you still disagree with the Assessor's valuation, you may file a written appeal with the County Board of Equalization (CBOE) on or before Sept. 15. Hearing officers are appointed by the County Commissioners to administer the cases and provide a recommendation for each appeal. The Board schedules and completes their appeals by Nov. 1. Written notification is mailed within five business days once the Board has approved recommendations made by the hearing officers.

How are Residential Property Taxes Calculated?



Property taxes are calculated by first multiplying the actual value of your property by the statewide residential assessment rate to arrive at the assessed value. The assessed value is then multiplied by the mill levy to arrive at the taxes due on your property. The County Treasurer is responsible for mailing tax bills and collection of taxes. You will receive a tax bill from the Treasurer each year in January for the taxes due for the previous year.

Senior Citizen and Disabled Veteran Tax Exemptions

Seniors over 65 who have occupied their home as their primary residence for over ten years as of January 1 qualify for a State funded property tax exemption. For those who qualify, fifty percent of the first \$200,000 of actual value of the home is exempted from taxes, and this reduction is noted only on the homeowners tax bill. Qualifying senior citizens must submit their application to the Assessor's Office prior to July 15, and once approved there is no need to reapply. Forms are available on the Assessor website.

A similar exemption is available for Veteran's who have been rated by the United States Department of Veterans Affairs as 100% "permanent and total" disabled. Application for this type of exemption is made to the Division of Veterans Affairs by July 1, however the application and other important information are also available on the Assessor website.



Assessor Website

For information that is updated nightly for your convenience, visit the official web page of the Douglas County Assessor:

www.douglas.co.us/assessor

Search By

- Account Number
- State Parcel Number
- Owner Name
- Address, City or Zip Code
- DC Maps Mapping Tool
- DougCoConnect

Get Property Information

- Owner Name and Mailing Address
- 2019 Notice of Valuation
- Comparable Sales
- Property Address
- Legal Description
- Actual and Assessed Values
- Tax Rates and Authorities
- Historic Values
- Building Authority

Online Services

- Advanced Search and Reports
- Update Mailing Address
- Business Personal Property Online Filing
- Douglas County Open Data
- Sales Data
- Interactive Maps
- Online Appeals

Visit our website at
www.douglas.co.us/assessor
 Contact us at 303.660.7450
 or
assessors@douglas.co.us