

ADVERTISEMENT

Next Week Homeowners Will Receive Updated Property Valuations From County Assessors

During the first week of May in every odd numbered year, Colorado's county assessors are required to inform every property owner of the full valuation that they have assigned to each property. Unless revised downward in the appeal process, that valuation will be the basis of the property tax charged for this year and for 2026.

The valuation you receive by letter is the assessor's best guess as to what your property might have sold for on June 30th of the previous (even-numbered) year. That assumes, however, that the size and condition of your home is the same on Jan. 1st of this year and next year as it was last year.

The system actually depends on your participation in correcting the assessor's valuation, which was the result of a computer-assisted "mass appraisal" system, informed by human analysis of market trends, verified sales data, and neighborhood conditions. Deputy appraisers will,

however, read or listen to your appeal of the valuation which their system generated for your home.

The bottom line is that you owe it to yourself and to the county to help the assessor come up with the proper valuation for your home.

So how do you do that? For non-residential and commercial properties, which pay roughly four times the property tax per \$100,000 valuation, a whole industry has arisen to

help property owners (for a fee) to appeal their property tax valuation.

Residential taxes are so much lower than commercial taxes in Colorado that there's not enough profit for professionals to make, leaving residential homeowners to fight on their own for lower valuations.

The county assessors are expected to make it easy for taxpayers to determine whether the assessor guessed correctly at their home's value as of June 30, 2024. First, find your home at <https://property.spataleat.com/co/denver/>. Note that

after you enter your address, you may need to scroll down to see and click on your address.

On your home's web page look for "Neighborhood Sales" (at the right, under the second 'More' tab) which lists all the qualified sales that occurred during the eligible period, the 24 months prior to June 30, 2024.

To make the list of sales useful, click on the "Square Footage" header to find homes similar in size to yours. Once you find good comps to use in your appeal, you need to "time adjust" their sale prices.

Time adjustment is based on how much Denver homes increased in value during those 24 months. The Denver assessor will announce the median percentage increase in values from June 30, 2022, to June 30, 2024, for the City & County. But "median" means that half the neighborhoods will be higher and half will be lower or even negative. Whatever it is for your neighborhood, divide that by 24 months to determine the increase in value per

This Ad Will Appear Bi-Weekly Starting This Week

Writing the articles for this full-page "advertorial" has been my privilege and passion for over two decades, but I have decided to give myself a break and publish every other week instead of weekly so I can devote more time to my thriving real estate practice and family life. All 26 newspapers in which it appears have graciously allowed me to make this change, and I look forward to having next week off! Look for this column to return every other week.

On those "off" weeks, including May 1st, I'll be publishing half-page ads on other topics, including mortgage financing and sustainability.

month for residential properties in Denver.

So, if a sale occurred six months prior to June 30, 2024, you need to increase its sale price by six times that monthly rate, and that "time adjusted" price of comps is what you will need to cite in your appeal.

Using the procedure described above, if you find your home was overvalued, you can protest using an online form that is under the "Assessment Protest" tab on your home's web page, where you can log in as "Guest."

Your appeal is due in the assessor's office by June 9, 2025. You can mail or fax your protest, but I recommend an in-person meeting, which you can request by calling 720-913-4164.

If your protest is rejected, the appeal options are explained well on the Notice of Valuation letter which you will have received in the mail.

Remember, above all, the intention is to determine what your home was worth on June 30, 2024, not what it is worth today! Your taxes for 2025/26 will only be based on what it was worth back then!

Jim Smith

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KATHY JONKE, 303-990-7428
CHRIS SHOLTS, 320-491-6494

Loan Officer: WENDY RENEE, 303-868-1903



Celebrate Earth Day With Free Film Screenings This Saturday

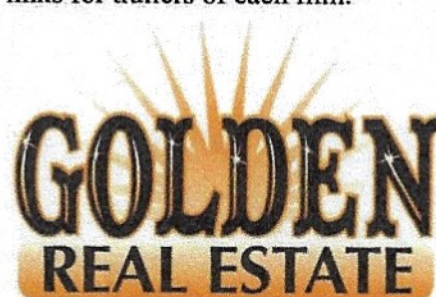
The Colorado Environmental Film Festival (CEFF), which I wrote about and co-sponsored in February, returns to the Green Center on the Colorado School of Mines campus this Saturday, April 26th, 1pm to 3pm, for a screening of two environmental films. Admission is free, although a contribution of \$12 or more is encouraged.

The first film is *Peaks to Prairie* (21 minutes) and is described as follows: "In Boulder County, an ambitious initiative harnesses the power of nature to combat climate challenges in the peaks and prairie ecosystem. As megafires rage across the Western U.S., millions of acres of nearby agricultural prairies remain degraded,

stripped of the nutrients vital for a thriving landscape."

The second film is *Common Ground* (43 minutes). It's described as follows: "From the creators of *Kiss the Ground* (CEFF's 2021 Best of the Fest), this eye-opening film explores the regenerative farming movement and its potential to heal the soil, reverse climate change, and restore human health. Featuring passionate farmers, activists, and thought leaders, *Common Ground* offers a hopeful vision for the future of our planet—and the role we all play in shaping it." The screenings are followed by an audience chat "to dive deeper into the stories, themes, and action steps from each film."

The Green Center is located at 924 16th Street in downtown Golden. Street and lot parking is free on weekends. I put a link for ordering tickets for as little as \$0 on our blog, <http://RealEstateToday.substack.com> plus links for trailers of each film.



Hometown Service Delivered with Integrity
Promoting and Modeling Environmental Responsibility

Just Listed: Condo in Arvada's Skyline Estates



\$335,000

Open April 24th 11am - 1pm

This well-maintained condo is in the Skyline Estates subdivision east of Kipling between the campus of Red Rocks Community College's Arvada campus to the south and the athletic fields on 58th Avenue to the north. When you look out the bedroom window or from between the mature evergreen trees on the patio, all you see is greenbelt, those athletic fields and the foothills. Little traffic noise, mostly the sounds of birds enjoying our spring weather! This unit is in the best location — the first building as you enter the subdivision from 55th Drive, and the clubhouse with pool is across the street! See video at www.GRElistings.com.

Townhome Near Molly Brown's Summer Home

In south Lakewood, east of Molly Brown's summer home at Yale & Wadsworth (now a museum and special events venue) is a subdivision called *Thraemoor in the Park Townhomes*. This particular home, at 6701 W. Yale Ave., is at the topmost corner of the subdivision, and offers a clear view from Pikes Peak to Red Rocks over the roofs of the homes below. It features hardwood floors, a main-floor primary suite, vaulted ceilings and a deck accessed through French doors. The walk-out basement is fully finished with two bedrooms, a full bath, and family room. There's also a loft area suitable for a home office. See the video tour at www.GRElistings.com.



\$595,000

Coming Soon—Open May 3, 11 to 1