OPTIONAL 2021 PROTEST FORM

(You may also file on-line at www.denvergov.org/onlineprotest)

All protests must be received or postmarked by June 1, 2021.

VALUATION INFORMATION: Your property was valued as it existed on January 1, 2021. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. The appraisal data used to establish value is from the 24-month period ending June 30, 2020. Data from prior years (up to a period of five years preceding June 30, 2020) may have been considered if base period data for that property subclass was found to be insufficient.

PARCEL NUMBER:_____ OWNER: _____

PROPERTY ADDRESS:_____

Is your mailing address correct? ☐ Yes

If NOT, the correct mailing address is: _____

☐ Address correction only (I am NOT filing a protest) ☐ Property characteristic change only (I am NOT filing a protest).

What is your estimate of the property's value as of June 30, 2020? $ _____

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

_____

_____

_____

ATTESTATION: I, the undersigned owner/agent of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete. I understand that the "current year actual value" of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property.

Signature	Print Name	Date	Daytime Telephone

_____
Email

If an on-site inspection is necessary, the Assessor should contact:_____ _____
Print Name Daytime Telephone

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR PROTEST FORM FOR YOUR RECORDS

REAL PROPERTY QUESTIONNAIRE (optional)

ALL PROPERTY TYPES (Market Approach)

The market approach utilizes sales of similar properties from July 1, 2018 through June 30, 2020 (the "base period") to develop an estimate of value. Colorado Law requires the Assessor to exclusively use the market approach to value residential property. Have similar properties in your immediate neighborhood sold within the base period?

Date Sold	Property Address	Sale Price

COMMERCIAL PROPERTY (does not include single-family homes, residential condominiums or apartments)

If your property was leased during the data-gathering period, please attach an operating statement indicating your income and expense amounts. The actual income and expense information is due to the Assessor no later than July 15th. Also, please attach a rent roll as of June 30, 2020, indicating the square footage and rental rate for each tenant-occupied space. If your commercial or industrial property was not leased, please see the market approach section above. You may also submit any appraisals performed on the subject property and any other information you wish the Assessor to consider in reviewing your property value.

2/25/2020