

2023/2024

PROPERTY VALUATION

The Assessor is required to fairly and equitably value all property in the county according to Colorado statutes. Real property is reappraised by the Assessor's Office every odd numbered year. Residential property can only be valued based on market sales, per Amendment 1 of the Colorado State Constitution. For all other property classifications the Assessor's Office must consider the cost, market and income approach.

IMPORTANT DATES

Appraisal Date

June 30, 2022

Assessment Date

January 1, 2023

Study Period

January 1, 2021 - June 30, 2022

Appeal Period

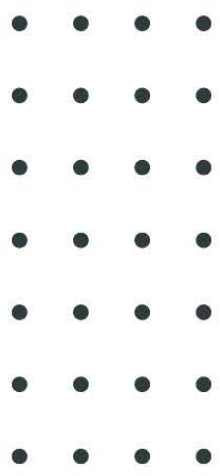
May 1, 2023 - June 8, 2023



About the 2023 Valuation

- 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, which for this period was June 30, 2022.
- Property is assessed as it existed on January 1, 2023.

For more valuation information:
[Pitkincounty.com/Assessor](https://pitkincounty.com/Assessor)



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 *PitkinPropertySearch* on the Assessor's website (Pitkincounty.com/Assessor) to review your property's characteristics. Also, visit the Appeals section of our website and view Comparable Sales to study sales in your area that were used to set values.

Remember: The value stated on your Notice of Valuation is an estimate of your property's worth on June 30, 2022.



How to appeal your valuation

If you feel 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 8.

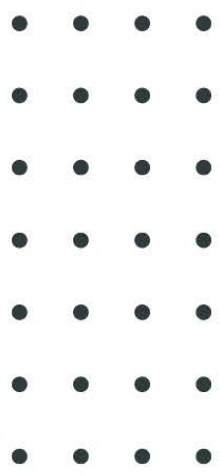
Assessor-level appeals may be filed by filling out the protest form on the Assessor website and either emailing, mailing or bringing it in person to our office or by filling out the back the appeal form that is part of the Notice of Valuation postcard and emailing, mailing or returning it in person. 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 June 30.

If you still disagree with the Assessor's valuation, you may file an appeal with the County Board of Equalization (CBOE) on or before July 15. The CBOE will schedule and complete appeals by August 7.

APPEALING? SUBMIT DATA!

Does the Assessor's Office have incomplete or incorrect information about your property? (e.g. The bed / bathroom count or square footage is not accurate.)

You have other, **relevant** home sales data that should be considered. *(By State statute, the Assessor cannot consider any market data from after June 2022 for the 2023 valuation.)*



ABOUT VALUATIONS

Our goal is to establish accurate values, so that the tax burden is distributed fairly and equitably among all property owners.

For valuation purposes Pitkin County is divided into areas - Aspen, Snowmass Village, Snowmass, Basalt, Carbondale, Redstone, Thomasville and Meredith and by the types of properties within each area:

- Vacant
- Residential
- Condos
- Commercial
- Industrial
- Agriculture



Property values for 2023 and 2024 are based on sales that took place between January 1, 2021 and June 30, 2022.

Not the best protest strategies..

"You can't compare me and my home to my neighbor."

"I didn't change anything about my home or make any improvements since the last valuation."

"You guys are just idiots."

"My property is not for sale."

Pitkin County contact information ...

In person -

Pitkin County Assessor

530 E Main St #204

Aspen, CO 81611

Mail -

Pitkin County Assessor

530 E Main St #204

Aspen, CO 81611

Email -

assessormail@pitkincounty.com

Fax - 970-920-5174

Phone - 970-920-5160

Valuation & Taxes

If your property's value increased 70% in 2023, this does not necessarily mean that your property taxes are going to increase 70%. Many factors are used to determine your property tax bill.

Appealing your property valuation is not a protest about paying higher taxes; taxes cannot be appealed through the Assessor's Office.

A valuation protest is an attempt to demonstrate that your property's estimated market value (EMV) is inaccurate:

- Property record is inaccurate
- Evidence of similar properties that sold for less than your EMV

For more valuation information:

Pitkincounty.com/Assessor