

**VALUATION INFORMATION:** Your property was valued as it existed on January 1 of the current year. 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 18-month period ending June 30, 2008, § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2008) may be utilized, § 39-1-104(10.2)(d), C.R.S.

**PROTEST FORM** (optional)

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

SCHEDULE 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, 2008? \$\_\_\_\_\_

What is the basis for your estimate of value or your reason for requesting a review? (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

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 January 1, 2007 through June 30, 2008 (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?

<u>Date Sold</u>	<u>Property Address</u>	<u>Sale Price</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating income is capitalized into an indication of value. If your commercial or industrial property was not leased from January 2007 through June 2008, please see the market approach section above. If your property was leased during the data-gathering period, please attach an operating statement indicating your income and expense amounts. Also, please attach a rent roll indicating the square footage and rental rate for each tenant-occupied space. If known, attach a list of rent comparables for competing properties. You may also submit any current appraisals performed on the subject property, and any other information you wish the Assessor to consider in reviewing your property value.