

2023 MODIFICATION TO NOTICE OF VALUE

In May of 2022, the Governor signed House Bill 22-1416 which will modify the Notice of Value that you will see in May of 2023. Following are the changes with a short summary:

- Protest period extended for real property: The protest period has been extended from May 2 – June 1st to May 2 – June 8th. All other protest dates remain the same.
- Language regarding abatements: If you have missed the protest date of June 8; you may file for an abatement of taxes in the following January. This has always been true, however the language has not been included on the Notice of Value.
- Estimated Taxes: Your Notice of Value will include the estimated taxes based on the 2023 Actual Value pre-adjustments (see 2023 Assessment Rate and Property Tax Adjustments) and calculated using the 2022 mill levy. Please note that you **may not protest your value based on the property tax estimate.** This is from Colorado Revised Statute 39-5-121(1)(a)(I)

*...The assessor shall include in the notice an estimate of the taxes, or an estimated range of the taxes, owed for the current property tax year. The notice must clearly state that the tax amount is merely an estimate based upon the best available information. The notice must state, in bold-faced type, that the taxpayer has the right to protest any adjustment in valuation **but not the estimate of taxes** if such an estimate is included in the notice...*

Please contact the office at 970-945-9134 if you have any questions.