

Between May 1 and June 1 only, you may submit a **REAL PROPERTY PROTEST FORM\*\***

**PURPOSE OF THE REAL PROPERTY PROTEST FORM:**

You may appeal the *value* of your improved property or vacant land.

We consider appeals for your property *valuation* only, not for the amount of taxes you owe.

Your value is our estimate of the value of the property as of June 30, 2018.

You should provide information to support your estimate of value:

Only those sales that occurred in the 24 months prior to June 30, 2018 will be considered.

Properties purchased or appraisals done after June 30, 2018 cannot be considered.

Condition and level of completion information must be as of January 1, 2020.

**HOW TO SUBMIT THE REAL PROPERTY PROTEST FORM:**

The completed form must be submitted to the Assessor's office using one of the following methods:

a) clicking SUBMIT on the online form

b) emailing it to [assessor@co.grand.co.us](mailto:assessor@co.grand.co.us) as an attachment

c) mailing to Grand County Assessor PO Box 302 Hot Sulphur Springs CO 80451. Mail must be postmarked between May 1<sup>st</sup> and June 1<sup>st</sup>.

d) **–THIS YEAR ONLY (2020)** - depositing in the 24-hour ballot drop box located outside and in front of (Hwy 40 side) the Grand County Administration Building at 308 Byers Avenue in Hot Sulphur Springs. See photos below. **This is the only drop off option available during the period of time that the Grand County Administrative Building is closed to the public.**

**NO late appeals of real property can be considered. For 2020, the last day to appeal your value to the Assessor is June 1, 2020. All written appeals must be filed online, postmarked, emailed or dropped off by June 1, 2020.**

\*\*Use of the REAL PROPERTY PROTEST FORM is not required however all protests received by the Assessor's office must be in writing. **We cannot accept telephone appeals.** You may submit your written protest and accompanying materials by email, mail or drop-box as detailed above. Include your name, phone number, property address/location, account number/parcel number and the reason for your appeal.

