

REAL PROPERTY

Land & Improvements

Colorado statutes define "Improvements" as: "Improvements" means all structures, buildings, fixtures, fences, and water rights erected upon or affixed to the land, whether or not the title to such land has been acquired. 39-1-102(7), C.R.S.

The appraisal data used to establish real property value was from the 18-month period ending June 30, 2024. If data is insufficient during this time period assessors may use data from the five-year period ending June 30, 2024.

Your property was valued, as it existed on January 1 of the current year. The "current year actual value" represents the actual value of your property. The tax notice you receive next January will be based on this value.

An assessment percentage will be applied to the actual value of your property before property taxes are calculated.

The 2025 Assessment percentage for residences is 6.25 for Local Government and 7.05% for School Districts. Generally, all other properties, including vacant land, commercial and natural resources are assessed at 27%. For 2025 agricultural and renewable energy is assessed at 27%. 39-1-104(1) and (1.5)(a), C.R.S.

Property Taxes are determined by multiplying the total actual value times the appropriate assessment rate, to determine the assessed or taxable value. The assessed value is multiplied by the aggregate total mill levy for that tax area to determine total property tax amounts. The Assessor's primary responsibility is to locate, identify, and value all of the taxable property in his jurisdiction. Each year on or before May 1st, the Assessor's Office sends out a Notice of Value, which establishes the actual value for each property based on the physical and legal condition of that property as of January 1st of the current year.

PROTESTS BY MAIL: If you choose to mail a written protest, you may elect to complete the protest form contained on the Notice of Valuation and mail (i.e. FAX, United States Postal Service, or courier service) it to the Assessor at 140 W. Main St. Suite 3, Cortez, Colorado. Our FAX number is 970-565-1247. To preserve your right to protest, your mailed protest **MUST** be postmarked no later than June 8, 2025.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MAY BE REQUIRED TO PROVE THAT YOU HAVE FILED A TIMELY APPEAL; THEREFORE, WE RECOMMEND ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING. IF YOU APPOINT AN AGENT TO ACT ON YOUR BEHALF, THAT PERSON NEEDS YOUR WRITTEN AUTHORIZATION.

PROTESTS IN PERSON: If you choose to present oral or written objections to the Assessor in person, you may elect to complete the protest form contained on the Notice of Valuation. Our Office is located at the Montezuma County Annex #3, 140 W. Main St. Suite 3, Cortez, Colorado. To preserve your right to protest, you **MUST** appear in the County Assessor's Office on or before June 8, 2025, between the hours of 7:45 am and 5:30 pm, Monday-Thursday.

AFTER THESE DATES, YOUR RIGHT TO APPEAL IN 2025 IS LOST.

ASSESSOR'S DETERMINATION: By law, the Assessor must make a decision on your protest and mail a Notice of Determination notifying you of their decision. The Notice of Determination will be mailed from this office on or before June 30, 2025.

APPEALING THE ASSESSOR'S DECISION: If you are not satisfied with the Assessor's determination, by law you must file a written appeal with the County Board of Equalization. See instruction on the Notice of Determination form.

FOR MORE INFORMATION REGARDING 2025 REAL PROPERTY VALUATIONS AND/OR APPEALS, CONTACT THE MONTEZUMA COUNTY ASSESSOR'S OFFICE AT 970-565-3428.

PERSONAL PROPERTY

"Personal Property" means everything that is the subject of ownership and that is not included within the term "Real Property". "Personal Property" includes machinery, equipment, and other articles related to a commercial or industrial operation that is either affixed or not affixed to the Real property for proper utilization of such articles. 39-1-102(11) C.R.S.

State law requires the Assessor to notify each owner of Personal Property by mail on or before June 15th.

PROTESTS BY MAIL: If you choose to mail a written protest, you may elect to complete the protest form contained on the Notice of Valuation and mail (i.e. FAX, United States Postal Service, or courier service) it to the Assessor at 140 W. Main St. Suite 3, Cortez, Colorado 81321. Our FAX number is 970-565-1247. To preserve your right to protest, your mailed protest MUST be postmarked no later than June 30, 2025.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MAY BE REQUIRED TO PROVE THAT YOU HAVE FILED A TIMELY APPEAL; THEREFORE, WE RECOMMEND ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING. IF YOU APPOINT AN AGENT TO ACT ON YOUR BEHALF, THAT PERSON NEEDS YOUR WRITTEN AUTHORIZATION.

PROTESTS IN PERSON: If you choose to present oral or written objections to the Assessor in person, you may elect to complete the protest form contained on the Notice of Valuation. Our Office is located at the Montezuma County Annex #3, 140 W. Main St. Suite 3, Cortez, Colorado. To preserve your right to protest, you MUST appear in the County Assessor's Office on or before June 30, 2025, between the hours of 7:45 am and 5:30 pm, Monday-Thursday.

AFTER THESE DATES, YOUR RIGHT TO APPEAL IN **2025** IS LOST.

ASSESSOR'S DETERMINATION: By law, the Assessor must make a decision on your protest and mail a Notice of Determination notifying you of his decision. The Notice of Determination will be mailed on or before July 10, 2025.

APPEALING THE ASSESSOR'S DECISION: If you are not satisfied with the Assessor's determination, by law you must file a written appeal with the County Board of Equalization. See instruction on the Notice of Determination form.

If you do not agree with your property valuation and do not exercise your administrative remedies at the Montezuma County Assessor's level, your right to object is limited.

When you receive your Notice of Valuation, please review it carefully. It is not a tax bill, but it represents the fair market value basis for the next calendar year's property tax amount. The taxes for the year 2025 will be based on the value shown on your Notice of Value that you received in May and your tax bill will be sent out in January 2026.