

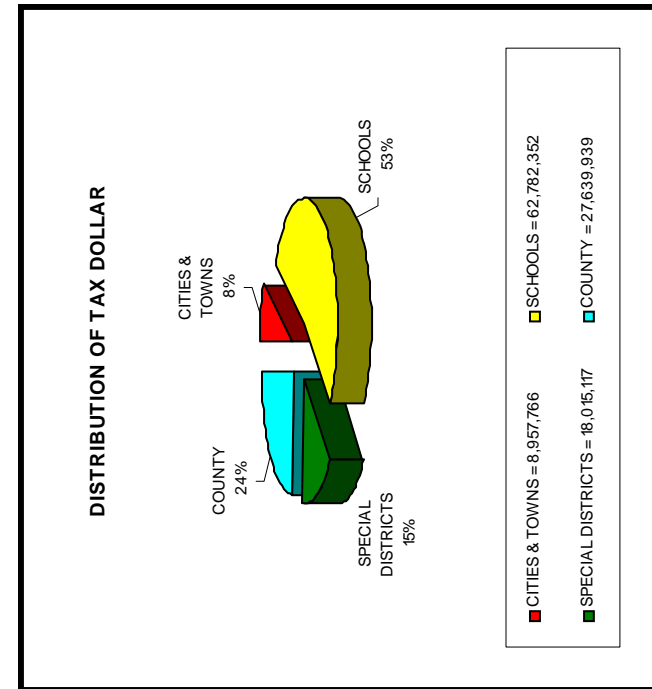
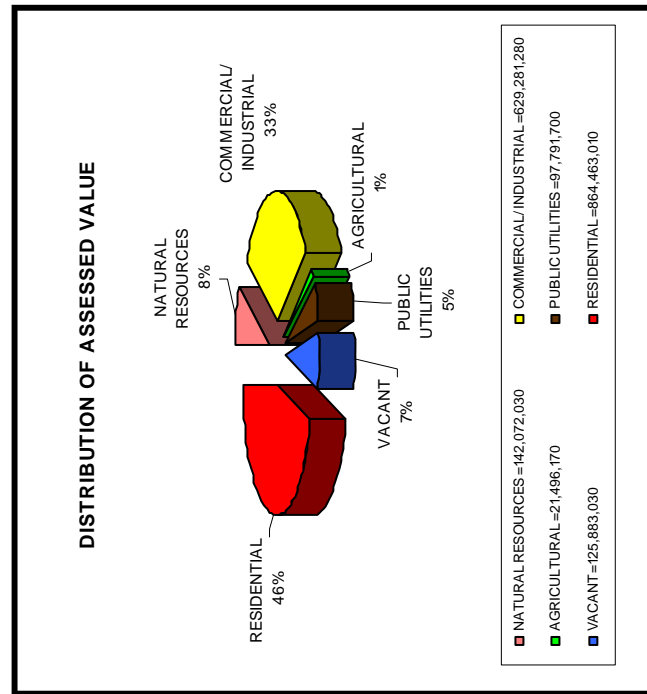
Q: *I'm not sure if I should appeal. How can I find out what the market value of my property is?*

A: You can visit the Assessor's Office anytime to review our information. Our normal office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. A staff member will show you how to research sales information. Local real estate professionals can also provide information. Sales need to be within the 18 month period of January 1, 2007 to June 30th, 2008.

You can access information on the web at:
http://assessor.mesacounty.us/property_sales_lookup.aspx

The most important considerations in valuing your property are its type, size, age and location. If your property is located in a fairly populated area of Mesa County, there have probably been sales of similar properties in the 18-month time frame to indicate market value. If your valuation is significantly higher than the indicated market value, we encourage you to contact our office. Please note! By law, all sales must be time-adjusted to 6/30/2008. We cannot use current sales to determine your Actual Value. State law requires all Colorado counties to use the same 18 month time frame.

Mesa County Assessor's Office
P.O. Box 20000-5003
Mesa County Courthouse Annex
6th and White Avenue
Grand Junction, Co 81502-5003
970-244-1610



QUESTIONS & ANSWERS

The Real Property Valuation & Appeal Process 2009

**BARBARA A.
BREWER**
**Mesa County
Assessor**

Q: *How is my property value determined?*

A: The actual value assigned to residential properties is based on sales that occurred in the eighteen-month period from January 1, 2007 to June 30, 2008. Those sales indicate the market conditions in various parts of Mesa County, and the market value of specific types of properties. Five years of sales activity are analyzed for those types of properties that are few in number or of an unusual nature.

For most nonresidential property, we consider comparable sales information, construction costs, depreciation, and the income approach to value.

Q: *How are property taxes calculated?*

A: Actual Value X Assessment Rate X = Assessed Value
Assessed Value X Mill Levy = Property Taxes

The assessment rate on residential properties in 2009 is projected to be 7.96%. The assessment rate on nonresidential properties is fixed by law at 29%. Based on a hypothetical mill levy of 88, each \$1,000 of actual value on a *residence* using 7.96 as the assessment rate equates to \$7.00 in property tax. Each \$1,000 of actual value on a *nonresidential* property equates to \$25.52 in property tax.

Q: *Who sets the Mill levy?*

A: Mill levies are set each year by taxing authorities: school districts, the county, cities, fire, water and sanitation districts, and others. These entities provide tax-supported services and are listed on your tax notice.

Q: *Who sets the assessment rate on residential property?*

A: The Colorado Constitution requires that a specific relationship be maintained, on a statewide basis, between the assessed value of residential property and the assessed value of nonresidential property. The state legislature sets the residential assessment rate every two years to maintain that relationship. The assessment rate on nonresidential property is kept constant at 29%.

Q: *Can I appeal my property taxes to the Assessor?*

A: Not really. You may appeal your property's actual value or classification to the Assessor. Because your property's actual value is an important figure in the property tax equation, a different value or classification can have an effect on your property taxes. However, the level of taxation is determined by taxing authorities, not the Assessor. Questions about the level of taxation should be taken directly to the taxing authorities.

Q: *If I do not agree with the actual value, what should I do?*

A: Come to the Assessor's Office in May to talk with an appraiser about your value, or you may contact the Assessor's Office in writing. You must notify the Assessor's Office in writing or in person, not later than June 1, 2009, concerning the real property protest.

Please keep in mind that, should you appeal the valuation of your property, you should provide information to support your estimate of value. Helpful information can include photos, list of items in need of repair, nearby sales information, etc.

If you appoint an agent to act on your behalf, that person needs your written authorization.

Q: *When is the best time to come in?*

A: May office hours will be:

Mesa County Courthouse Annex, 6th and White Avenue, Grand Junction, Colorado, Monday through Friday, 8:00 a.m. to 5:00 p.m. Other sites and times will be announced.

The earlier you come in, the better. The last week of the appeal period has historically been the busiest time.

Q: *What happens after I appeal?*

A: The Assessor will review your appeal and respond to you in writing at the end of June. If you are not satisfied with the Assessor's determination, you may make a written appeal to:

The Mesa County Board of Equalization
PO Box 20000
Grand Junction, Colorado 81502-5006

On or before July 15, 2009 for real property and July 20, 2009 for personal property.

(See instructions on the back of the Notice of Determination)

Q: *Is the month of May the only time I can question my valuation?*

A: Certainly not. The Assessor's Office is open all year to answer your questions and to ensure that all valuations are fair. However, to preserve your legal right to appeal a decision of the Assessor to the County Board of Equalization, you must make a formal appeal, in person or in writing, to the Assessor in May.