



2021 REAL PROPERTY PROTEST FORM

Please mail completed form to:
Mesa County Assessor's Office
P.O. Box 20,000-5003
Grand Junction, CO 81502-5003

Protests will be accepted through June 1 at the
Mesa County Assessor's Office Courthouse Annex
6th & White Downtown Grand Junction.

Office hours: 8:00 AM to 5:00 PM
assessorprotest@mesacounty.us
Telephone Number (970) 244-1720
Fax Number: (970) 244-1790

Account Number: _____

Owner Name: _____

Mailing Address: _____

City, State, Zip: _____

Property Address: _____

Daytime phone number: _____

Email Address: _____

TO HELP US SERVE YOU
APPOINTMENTS ARE REQUESTED
PLEASE CALL: (970) 244-1720

YOU MAY ELECT TO COMPLETE THIS
FORM TO PROTEST YOUR PROPERTY
VALUE OR CLASSIFICATION.

**PROTESTS MUST BE
POSTMARKED BY JUNE 1.**

Complete one form for each parcel

REAL PROPERTY VALUATION PROTEST: If you disagree with the "current year actual value" or the classification determined for your property, you may file a protest by mail or in person with the County Assessor.

What is your estimate of the property's value as of June 30, 2020? _____

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.)

AGENT AUTHORIZATION

I, the undersigned owner of the property identified above, authorize the agent named below to act on my behalf in the property tax protest for the tax year shown above.

Agent's Name (Please Print)

Signature of Property Owner

Agent's Street Address

Date

Agent's City, State, Zip Code

Agent's Telephone Number

ATTESTATION

I, the undersigned owner or agent* of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Owner Telephone: _____

Owner Signature

Date

***Attach letter of authorization signed by the property owner.**

Colorado law currently requires a two-year reappraisal cycle for all real property. 2021 is the first year of the current two (2) year cycle. For most properties, the valuation for assessment for the 2021 tax roll will be the same for 2020. These figures appear on your 2019 Property Tax Notice under "Actual Value." It represents the actual value of your property as of 6/30/2020, as required by law. The residential assessment rate is currently 7.15%. All other property is generally assessed at 29% of its "Actual Value." If, for any reason, the Assessor's Office changes the valuation for the 2022 tax year, we will notify you of the change by May 1, 2022.

TO REQUEST YOUR ELECTRONIC NOTICE OF VALUATION IN MAY, visit the Assessor website at www.mesacounty.us/enov/ and click on the link for **eNOV registration**, fill it out and click the submit button. We will take care of the rest. Questions? Call our office at: (970) 244-1610.

**NOTICE OF PROPERTY TAX EXEMPTION
FOR SENIOR CITIZENS AND DISABLED VETERANS**

A property tax exemption is available to senior citizens and the surviving spouses of senior citizens. The exemption is also available to disabled veterans and the surviving spouses of disabled veterans who previously applied for and were granted the disabled veteran exemption. For those who qualify, 50 percent of the first \$200,000 in actual value of their primary residence is exempted. The state pays the exempted portion of the property tax. **Once approved, the exemption remains in effect for future years and the applicant need not reapply.** NOTE: The General Assembly may eliminate the funding for the Senior Citizen Exemption or Disabled Veteran Exemption at their discretion in any year that the budget does not allow for the reimbursement. Application requirements are as follows:

SENIOR CITIZEN EXEMPTION

The exemption is available to applicants who: a) are at least 65 years of age as of January 1 of the year of application, b) owned their home for at least 10 consecutive years as of January 1, and c) occupied it as their primary residence for at least 10 consecutive years as of January 1. Limited exceptions to the ownership and occupancy requirements are detailed in the qualifications section of the application. The senior citizen exemption is also available to surviving spouses of senior citizens who met the requirements on any January 1 after 2001. The application deadline **for 2021 is July 15**. The application form is available from and must be submitted to the county assessor at the following address:

*Mesa County Assessor's Office
544 Rood Avenue P.O. Box 20,000
Grand Junction, CO 81502-5003
970-244-1610*

assessor@mesacounty.us

DISABLED VETERAN EXEMPTION

The exemption is available to applicants who: a) sustained a service-connected disability while serving on active duty in the Armed Forces of the United States, b) were honorably discharged, and c) were rated by the United States Department of Veterans Affairs as **one hundred percent "permanent and total" disabled**. Disabilities rated at less than one hundred percent and VA unemployable awards do not meet the eligibility requirement. The applicant must have owned and occupied the home as his or her primary residence since January 1 of the year of application; however, limited exceptions to the ownership and occupancy requirements are detailed in the eligibility requirements section of the application. The application deadline **for 2021 is July 1**. Applications are available from the Division of Veterans Affairs at the address and telephone number shown below and from the website of the Colorado Division of Property Taxation at www.dola.colorado.gov/dpt. Completed applications must be submitted to the Colorado Division of Veterans Affairs at the following address:

*Colorado Department of Military and Veterans Affairs
Division of Veterans Affairs
1355 S. Colorado Blvd., Bldg. C, Suite 113
Denver, Colorado 80222
Telephone: 303-284-6077 Fax: 303-284-3163
www.colorado.gov/vets*

DISABLED VETERAN SURVIVING SPOUSE EXEMPTION

The exemption is available to surviving spouses of disabled veterans who had the disabled veteran exemption and who passed away prior to January 1 of the current year. The property must be owner occupied and used as the primary residence of an owner-occupier who is the surviving spouse of a qualifying disabled veteran. The application deadline **for 2021 is July 1**. The application is available from the Division of Veterans Affairs or the county assessor of the county in which the property is located, and must be returned to the county assessor.