




**ROUTT COUNTY ASSESSOR**  
GARY PETERSON  
522 LINCOLN AVENUE, SUITE 10  
STEAMBOAT SPRINGS, CO 80487

**2021 REAL PROPERTY NOTICE OF VALUATION**

Phone: (970) 870-5544  
Fax: (970) 870-5461  
Email: [assessor@co.routt.co.us](mailto:assessor@co.routt.co.us)  
Website: [www.co.routt.co.us](http://www.co.routt.co.us)  
Office Hours: 8:30am-4:30pm, M-F

**APPEAL FORM  
RETURN TO ASSESSOR**

DATE: May 3, 2021

ACCOUNT NUMBER		TAX YEAR	TAX AREA CODE	PROPERTY DESCRIPTION (MAY NOT BE COMPLETE)		
R6552095		2021	55	131800047		
P R O P E R T Y	16095*43**G50**1.342**1/12*****AUTOALL FOR AADC 800 ZAYATZ, SCOTT D & TIFFANY L (JT) 3219 N ELIZABETH ST DENVER CO 80205-4239  			LOT 47 HORSEBACK AT STAGECOACH		
	CLASSIFICATION			PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
	Vacant Land			2,800	3,000	200
			TOTALS	2,800	3,000	200

LAND SIZE	# OF BUILDINGS ON FILE	BUILDING #1 CHARACTERISTICS DISPLAYED
PROPERTY CHARACTERISTICS		

## REAL PROPERTY APPEAL FORM

If you disagree with the "current year actual value" and/or the classification determined for your property, you may file an appeal by mail or in person with the County Assessor. Completing the Real Property Questionnaire will help you determine an estimate of value for your property, which can be compared to the value determined by the Assessor. Colorado law requires application of the market approach to value for residential properties (includes apartments) and consideration of the cost, market, and income approaches to value for vacant land, commercial, and industrial properties.

REASON FOR REQUESTING A REVIEW: \_\_\_\_\_

## REAL PROPERTY QUESTIONNAIRE

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

**(Do not send original documents, they will not be returned.)**

**MARKET APPROACH (ALL PROPERTY TYPES):** This approach to value uses sales from the 18-month period ending June 30, 2020. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending June 30, 2020. Statute prohibits the Assessor from using appraisal data after June 30, 2020; that data will be considered in the 2023 reappraisal. 39-1-104(10.2)(d), C.R.S.

To help estimate the market value of your property, please list sales of similar properties that have sold in your neighborhood. A copy of an appraisal prepared prior to June 30, 2020 may be helpful in estimating the market value of your property.

DATE SOLD	SCHEDULE/ACCOUNT NUMBER or PROPERTY DESCRIPTION or ADDRESS	SELLING PRICE
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Based on the information provided and accounting for differences between sold properties and your property, state the value of your property as of June 30, 2020. \$ \_\_\_\_\_

**COST AND INCOME APPROACH:** For vacant land, commercial and industrial properties the Assessor must also consider the cost and income approaches to value. If your commercial or industrial property was not leased from January 2019 through June 2020, please complete the market approach section above and attach an operating statement. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2019 through June 2020, please attach an operating statement indicating your income and expense amounts. Attach a rent schedule indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties.

Estimate of value based on cost approach: \$ \_\_\_\_\_

Estimate of value based on income approach: \$ \_\_\_\_\_

## AGENT ASSIGNMENT

**ASSIGNMENT:** I authorize the below-named agent to act on my behalf regarding the property tax valuation of the property described herein for the year \_\_\_\_\_.

Agent's Name (please print): \_\_\_\_\_ Daytime Telephone#: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please mail all correspondence regarding this protest to the above-named agent at the following address: \_\_\_\_\_

## OWNER/AGENT VERIFICATION

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Daytime Telephone#: \_\_\_\_\_

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Name \_\_\_\_\_ Telephone \_\_\_\_\_ Email \_\_\_\_\_

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R6552096		2021	55	131800048		
PROPERTY	16095*43**G50**1.342**5/12*****AUTOALL FOR AADC 800 ZAYATZ, SCOTT D & TIFFANY L (JT) 3219 N ELIZABETH ST DENVER CO 80205-4239			LOT 48 HORSEBACK AT STAGECOACH		
	CLASSIFICATION			PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
	Vacant Land			2,800	3,000	200
			TOTALS	2,800	3,000	200

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DATE: May 3, 2021

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R6552097		2021	55	131800049		
PROPERTY	16095*43**G50**1.342**9/12*****AUTOALL FOR AADC 800 ZAYATZ, SCOTT D & TIFFANY L (JT) 3219 N ELIZABETH ST DENVER CO 80205-4239			LOT 49 HORSEBACK AT STAGECOACH		
	CLASSIFICATION			PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
	Vacant Land			2,800	3,000	200
			TOTALS	2,800	3,000	200

LAND SIZE	# OF BUILDINGS ON FILE	BUILDING #1 CHARACTERISTICS DISPLAYED
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DATE: May 3, 2021

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R6552098		2021	55	131800050		
P R O P E R T Y	16096*43**G50**1.342**1/12*****AUTOALL FOR AADC 800 ZAYATZ, SCOTT D & TIFFANY L (JT) 3219 N ELIZABETH ST DENVER CO 80205-4239  			LOT 50 HORSEBACK AT STAGECOACH		
	CLASSIFICATION			PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
	Vacant Land			2,800	3,000	200
			TOTALS	2,800	3,000	200

LAND SIZE	# OF BUILDINGS ON FILE	BUILDING #1 CHARACTERISTICS DISPLAYED
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DATE: May 3, 2021

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P R O P E R T Y	16096*43**G50**1.342**5/12*****AUTOALL FOR AADC 800 ZAYATZ, SCOTT D & TIFFANY L (JT) 3219 N ELIZABETH ST DENVER CO 80205-4239					
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			TOTALS	3,400	5,100	1,700

LAND SIZE	# OF BUILDINGS ON FILE	BUILDING #1 CHARACTERISTICS DISPLAYED
<div><div>P R O P E R T Y  C H A R A C T E R I S T I C S</div><div></div></div>		

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REASON FOR REQUESTING A REVIEW: \_\_\_\_\_

## REAL PROPERTY QUESTIONNAIRE

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

**(Do not send original documents, they will not be returned.)**

**MARKET APPROACH (ALL PROPERTY TYPES):** This approach to value uses sales from the 18-month period ending **June 30, 2020**. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending **June 30, 2020**. Statute prohibits the Assessor from using appraisal data after **June 30, 2020**; that data will be considered in the 2023 reappraisal. 39-1-104(10.2)(d), C.R.S.

To help estimate the market value of your property, please list sales of similar properties that have sold in your neighborhood. A copy of an appraisal prepared prior to **June 30, 2020** may be helpful in estimating the market value of your property.

DATE SOLD	SCHEDULE/ACCOUNT NUMBER or PROPERTY DESCRIPTION or ADDRESS	SELLING PRICE
_____	_____	_____
_____	_____	_____
_____	_____	_____

Based on the information provided and accounting for differences between sold properties and your property, state the value of your property as of **June 30, 2020**. \$ \_\_\_\_\_

**COST AND INCOME APPROACH:** For vacant land, commercial and industrial properties the Assessor must also consider the cost and income approaches to value. If your commercial or industrial property was not leased from January 2019 through June 2020, please complete the market approach section above and attach an operating statement. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2019 through June 2020, please attach an operating statement indicating your income and expense amounts. Attach a rent schedule indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties.

Estimate of value based on cost approach: \$ \_\_\_\_\_

Estimate of value based on income approach: \$ \_\_\_\_\_

## AGENT ASSIGNMENT

**ASSIGNMENT:** I authorize the below-named agent to act on my behalf regarding the property tax valuation of the property described herein for the year \_\_\_\_\_.

Agent's Name (please print): \_\_\_\_\_ Daytime Telephone#: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please mail all correspondence regarding this protest to the above-named agent at the following address: \_\_\_\_\_

## OWNER/AGENT VERIFICATION

I, the undersigned owner or agent of this property, state that the information and facts contained herein and on any attachments constitute true and complete statements concerning the described property.

**SCHEDULE/ACCOUNT NUMBER:** \_\_\_\_\_  
(Found above your name on the other side of this form.)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Daytime Telephone#: \_\_\_\_\_

Indicate the name, telephone number and email address for a person the Assessor may contact with questions.

Name \_\_\_\_\_ Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Your right to appeal the property valuation and/or the classification to the Assessor expires on June 1, 2021**

If the date for filing any document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed timely filed if postmarked or delivered on the next business day. 39-1-120(3), C.R.S.



## REAL PROPERTY APPEAL FORM

If you disagree with the "current year actual value" and/or the classification determined for your property, you may file an appeal by mail or in person with the County Assessor. Completing the Real Property Questionnaire will help you determine an estimate of value for your property, which can be compared to the value determined by the Assessor. Colorado law requires application of the market approach to value for residential properties (includes apartments) and consideration of the cost, market, and income approaches to value for vacant land, commercial, and industrial properties.

REASON FOR REQUESTING A REVIEW: \_\_\_\_\_

## REAL PROPERTY QUESTIONNAIRE

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

**(Do not send original documents, they will not be returned.)**

**MARKET APPROACH (ALL PROPERTY TYPES):** This approach to value uses sales from the 18-month period ending June 30, 2020. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending June 30, 2020. Statute prohibits the Assessor from using appraisal data after June 30, 2020; that data will be considered in the 2023 reappraisal. 39-1-104(10.2)(d), C.R.S.

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DATE SOLD	SCHEDULE/ACCOUNT NUMBER or PROPERTY DESCRIPTION or ADDRESS	SELLING PRICE
_____	_____	_____
_____	_____	_____
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**COST AND INCOME APPROACH:** For vacant land, commercial and industrial properties the Assessor must also consider the cost and income approaches to value. If your commercial or industrial property was not leased from January 2019 through June 2020, please complete the market approach section above and attach an operating statement. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2019 through June 2020, please attach an operating statement indicating your income and expense amounts. Attach a rent schedule indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties.

Estimate of value based on cost approach: \$ \_\_\_\_\_

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Daytime Telephone#: \_\_\_\_\_

Indicate the name, telephone number and email address for a person the Assessor may contact with questions.

Name \_\_\_\_\_ Telephone \_\_\_\_\_ Email \_\_\_\_\_

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