



IMPORTANT DATES

- Appraisal Date
June 30, 2022
- Assessment Date
January 1, 2023
- Study Period
July 1, 2020 to June 30, 2022
- Appeal Period
May 1, 2023- June 8, 2023
- Notice of Determination Mailed by
June 30, 2023
- Deadline for filing a CBOE appeal
July 15, 2023



Archuleta County Assessor

Johanna Tully-Elliott

449 San Juan St.

970-264-8310

assessor@archuletacounty.org

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PROPERTY

VALUATION 2023-2024



Notice of Valuation

On or before May 1, the Assessor's Office mails each property owner a notice of their appraised value as of June 30, 2022. You have the right to appeal this appraised value if you feel this value doesn't represent what you could sell your home for as of the appraisal date.

If you feel your valuation is incorrect after reviewing your characteristics and sales you may appeal your value between May 1st, 2023 through June 8th, 2023.

HOW TO APPEAL

- **Make an Appointment:** Talk to an appraiser about your value, please call 970-264-8310 and make an appointment. Each appointment is limited to 15 minutes, so please have all your questions and paperwork ready. Monday through Friday, 8:00 am to 4:00 pm.
- **Mail your appeal to P.O. Box 1089, Pagosa Springs, CO 81147.** It must be postmarked by June 8th.
- **Drop it off at: 449 San Juan St. no later than June 8th.**
- **Email:**
assessor@archuletacounty.org

Valuation & Taxes

Our goal is to establish fair and equitable values, so the tax burden is distributed fairly and equitably among all property taxpayers.

If your value has increased, it is not a direct correlation to a tax increase. There are several factors that are used to determine the final tax amount. These factors are property tax rates, the special districts mill levy, and property tax exemptions. Colorado Legislature has also provided an actual value exemption of \$15,000 per residential property, and \$30,000 per improved commercial property for tax year 2023, payable in 2024. For tax year 2023 the state has lowered the assessment rates for residential and multi-family to 6.765. Vacant land, commercial, and industrial to 27.9, and agricultural to 26.40.

You CAN'T appeal your TAXES; you can only appeal your value!!

A valuation protest is an attempt to demonstrate that your property's market value is incorrect. The reason your valuation could be incorrect is that the property characteristics are inaccurate, or there is evidence of similar properties that have sold for less. You have other, relevant home sales data that should be considered. By Colorado state statute, the Assessor cannot consider any market data after the June 30, 2022, appraisal date.

About the 2023 Valuation

Property values are at an all-time high across the state of Colorado. The perfect storm of low values, a strong demand for real estate, increased building costs, historically low mortgage rates, COVID-19 pandemic shifting where we can work from and population wanting a safe place to locate to has caused property values to escalate at an unprecedented rate across Colorado. The Western Slope has been discovered and the people are paying much higher prices for properties for the opportunity to live here.

	Average	Median	Sales
2018	\$349,508	\$303,250	372
2019	\$377,412	\$343,100	386
2020	\$615,645	\$534,125	490
2021	\$699,758	\$609,280	491
2022	\$626,586	\$573,076	272