

REAL PROPERTY ABATEMENT QUESTIONNAIRE, FOR WHAT TAX YEAR ?

YOUR PROPERTY ACCOUNT # OR PARCEL # _____
 THIS PROPERTY SITE ADDRESS _____

YOU MAY ELECT TO COMPLETE THIS QUESTIONNAIRE TO REQUEST A REVIEW FOR ABATEMENT OF TAXES CONCERNING YOUR PROPERTY VALUATION OR CLASSIFICATION FOR TAX YEAR 2014 OR 2015.

THE FOLLOWING QUESTIONS CONCERN YOUR REAL PROPERTY AS OF JAN. 1st, EACH YEAR.

CONCERNING THE VALUE OF YOUR RESIDENTIAL REAL PROPERTY

ONLY THE MARKET APPROACH MAY BE USED TO VALUE A RESIDENTIAL PROPERTY, per CRS 39-1-102.

REMEMBER: THESE COMPARABLE SALES MUST HAVE SOLD IN THE 24 MONTHS ENDING JUNE 30, 2014.

Have any properties sold in your neighborhood or near-by that you feel are similar to your residential property ?
 If so, include information about these sales below.

EXAMPLE

3/15/2014	123 HWY ST, DGO.	300,000	2800 sf	2 car	3 BR	2 BA
Date sold.	Sold property address	Sale price ?	SF SIZE ?	GR ?	BR ?	BA ?
		\$				
		\$				
		\$				

Is there anything about the physical condition or location of your property that you feel affects its value?

Based on these sales, and accounting for the differences between the sold properties and your property, you **MUST** state the estimated value of your property, in terms of \$ dollars. \$ _____

CONCERNING THE VALUE OF YOUR COMMERCIAL REAL PROPERTY

A commercial property may be valued using all 3 approaches to value, ie, Income, Cost, and Market approaches. Any information that you provide will assist the Assessors office in valuing your property correctly.

REMEMBER: ALL DATA USED IN THE 3 APPROACHES MUST BE FROM THE 24 MONTHS ENDING JUNE 30, 2014.

THE INCOME APPROACH

What does your commercial property rent for each month ? _____
 What is your typical annual vacancy / collection loss rate ? _____
 What is your typical annual expense rate. ? _____

THE COST APPROACH

Estimate the replacement cost new less any depreciation of your building. _____
 Estimate the land value. _____

THE MARKET APPROACH

Have any commercial properties sold, that are similar or comparable to your property?

Date sold.	Sold property address	Sale Price ??	Property use ??	SF size ??	Other info ??
		\$			
		\$			
		\$			

Is there anything about the physical condition or location of this property that you feel affects its value?

Based on these 3 approaches, you **MUST** state your estimate of the property value. \$ _____

PLEASE INCLUDE ADDITIONAL INFORMATION AS NEEDED.

CONCERNING THE CLASSIFICATION OF YOUR PROPERTY

Check the box that best applies.

	RESIDENTIAL	VACANT LAND	AG.	COMM.	OTHER
WHAT IS THE CURRENT CLASSIFICATION ?					
WHAT SHOULD IT BE CORRECTED TO ?					

Please state **WHY** this classification change should be made. _____

Printed name _____ Daytime phone # _____ Date _____

THIS FORM MUST BE SIGNED AND RETURNED BY THE PROPERTY OWNER FOR THE ABATEMENT REQUEST TO CONTINUE.

Signature _____

e-mail _____

If you have questions concerning answering this form, please call 970-382-6221 8:00 am-5:00 pm
 Please return this form to... LA PLATA COUNTY ASSESSORS OFFICE, PO BOX 3339, DURANGO, CO. 81302
 or fax to 970-382-6237 **PLEASE INCLUDE ADDITIONAL INFORMATION AS NEEDED.**