

To the Editor:

May 2, 2013

In the next few days, property owners in Colorado will be receiving their real estate Notices of Valuation, NOV, for 2013. This year values are based on market sales and income capability between January 1<sup>st</sup> 2010 and June 30<sup>th</sup> 2012 and statistically trended to June 30<sup>th</sup> 2012.

Every two years Assessor appraisers recalculate new values based on arms length transactions during periods defined by law. The NOV will show market changes between the summers of 2010 and 2012.

These recalculated appraisals are conducted using mass valuation statistical techniques and experienced appraisal judgment. In La Plata County we took into account just under 500 vacant sales, over 2000 residential sales and 80 commercial sales which office appraisers have visited and confirmed over the sales period.

These benchmark sales and our professional analysis have led to the values taxpayers will be receiving next month.

During May property owners can use the NOV form to ask for a review of their property value, if they don't agree with the appraisal value.

We strive for property valuation equity to ensure no property pays more than its fair share of property taxes.

New this year will be the opportunity for property owners to receive their valuations electronically, in the future. Please follow the instructions in the envelope to use this opportunity to save paper and taxes.

Assessor's office information and data is available at [http://co.laplata.co.us/departments\\_officials/assessor](http://co.laplata.co.us/departments_officials/assessor)

We are always willing to explain and review property valuation at any time, 970-382-6221.

Sincerely,

Craig N. Larson, La Plata County Assessor