

**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 YEARS 2010 OR 2011.

**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, 2010.**

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**

3/15/2010	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, 2010.**

**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.

	<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> VACANT LAND	<input type="checkbox"/> AG.	<input type="checkbox"/> COMM.	<input type="checkbox"/> OTHER
WHAT IS THE <b>CURRENT</b> 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 970-382-6299 **PLEASE INCLUDE ADDITIONAL INFORMATION AS NEEDED.**