

REAL PROPERTY ABATEMENT QUESTIONNAIRE, TAX YEAR 2021

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 2021

THE FOLLOWING QUESTIONS CONCERN YOUR REAL PROPERTY AS OF JAN. 1st, 2021

A. CONCERNING THE CLASSIFICATION OF YOUR PROPERTY

Check the box that best applies

	<u>RESIDENTIAL</u>	<u>VACANT LAND</u>	<u>AG</u>	<u>COMMERCIAL</u>	<u>OTHER</u>
WHAT IS THE CURRENT CLASSIFICATION ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WHAT SHOULD IT HAVE BEEN?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

B. 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

Please state the value that the assessor's office currently has on your property, in terms of dollars \$ _____

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

Please state your opinion of the estimated value of your property, in terms of dollars \$ _____

Please attach any supporting information you may have (e.g. photos, appraisals, comps, etc.)

C. 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 24 MONTHS ENDING JUNE 30, 2020

A. 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. ? _____

B. THE COST APPROACH

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

Estimate the land value _____

C. THE MARKET APPROACH

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

<u>Date sold</u>	<u>Sold property address</u>	<u>Sale Price</u>	<u>Property Use</u>	<u>Size (S.F.)</u>	<u>Other Info</u>
		\$			
		\$			
		\$			

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

*******PLEASE INCLUDE ADDITIONAL INFORMATION AS NEEDED*******

THIS FORM MUST BE SIGNED AND RETURNED BY THE PROPERTY OWNER

Signature: _____

E-mail/Phone number: _____

If you have questions about this form, please call 970-382-6221 8am - 4:30pm

Please return this form to 679 Turner Dr. Ste A Durango, CO 81303