

REAL PROPERTY ABATEMENT QUESTIONNAIRE, FOR WHAT TAX YEAR? 2019

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 2019.

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

A. 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 HAVE BEEN?					

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 the estimated value of your property, in terms of \$ dollars. \$ _____

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

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, 2018.

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? _____

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

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

Printed Name:

Signature:

E-mail/Phone number:

Date:

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