

REAL PROPERTY PROTEST FORM

Bob Overbeck
Larimer County Assessor
P.O. Box 1190
Fort Collins, CO 80522-1190

RETURN THIS FORM TO THE ASSESSOR'S OFFICE FOR PROTEST.
YOU HAVE THE RIGHT TO PROTEST YOUR REAL PROPERTY VALUE AND/OR ITS CLASSIFICATION.

OWNER NAME	MAILING ADDRESS		
TAX YEAR	PARCEL NUMBER	ACCT/SCHEDULE NUMBER	DATE
2025			
PROPERTY ADDRESS	LEGAL DESCRIPTION (IF KNOWN)		

REAL PROPERTY QUESTIONNAIRE

INCLUDE/ATTACH ADDITIONAL DOCUMENTS AS NEEDED

MARKET APPROACH: This approach to value uses sales from the appropriate time period to determine the actual value of your property. The following items, if known, will help you estimate the market value of your property. If available, attach a copy of any appraisal or written estimate of value. Have similar properties in your immediate neighborhood sold? _____

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE

All properties are valued as the property exists **January 1ST 2025** based on real estate markets as they were on **June 30th, 2024**. Based on these sales and accounting for differences between sold properties and your property, state the value of your property.

\$ _____

AGENT ASSIGNMENT: I authorize the below-named agent to act on my behalf regarding the property tax valuation of the property described herein for the year _____

Agent's Name (please print) _____ Telephone Number _____

Owner's Signature: _____ Date: _____

Please mail all correspondence regarding this protest to the above-named agent at the following address:

Indicate name and telephone number for a person the Assessor may contact if an on-site inspection is necessary:

VERIFICATION: I, the undersigned owner or agent of this property, state that the information and facts contained herein and, on any attachment, constitute true and complete statements concerning the described property.

Signature _____ Date _____

Your phone number (not required, only provide so that an appraiser can contact you if needed) _____

Real Property Protest Procedures

Real Property Protests will be accepted May 1, 2025 through June 9, 2025.

The **Notice of Determination** will be mailed on August 15, 2025, C.R.S 39-5-122 (2)

All property owners may protest. Please note that submitting a protest initiates a review of the property value and may result in a higher valuation if warranted. Visit www.Larimer.gov/assessor to submit your protest online or to schedule a phone or in-person appointment.

An **ONLINE PROTEST** typically takes less than fifteen minutes and includes an email confirmation that ensures that your protest was submitted prior to the deadline.

PROTESTS VIA SCHEDULED PHONE OR IN-PERSON APPOINTMENT:

If you choose to present oral objections to the Assessor during a scheduled phone or in-person appointment, you may elect to complete & sign this form and deliver it to the Assessor's office at the address above. To preserve your right to protest, **you must attend your scheduled phone or in-person appointment on or before June 9, 2025.**

- OR -

PROTESTS BY MAIL: If you choose to mail a written protest, you may elect to complete & sign this form and mail it to the Assessor at the address provided above. **To preserve your right to protest, your mailed protest must be postmarked no later than June 9, 2025.** Late protests will not be accepted.