

SPECIAL NOTICE OF DETERMINATION

Elisha Meadows
Huerfano County Assessor
401 Main St.. Ste 205
Walsenburg, Colorado. 81089

Date of Notice: Friday, August 9, 2024
Telephone: 719-738-3000 EXT: 504
Fax: 719-738-1191
Office Hours: 8:00 A.M. - 4:00 P.M.

	SCHEDULE NUMBER	TAX YEAR	TAX AREA	LEGAL DESCRIPTION/ LOCATION	PHYSICAL
	13645	2024	1GS	Lot 13 Milligan Ranch Subdv 36.16 A.	
PROPERTY OWNER	Frederick, Alan M Revocable Trust 900 Meadow Lane Gardner, CO 81040				
	PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
	Residential Land Residential Improvements		\$462,315	ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
				\$50,153 \$910,095	\$50,153 \$700,003
	TOTAL		\$462,315	\$960,248	\$750,156

The Assessor has carefully studied all available information, giving particular attention to the specifics included on your protest, and has determined the valuation(s) assigned to your property. The reasons for this determination of value are as follows:

The actual value of residential property is determined solely by consideration of the market approach to appraisal, §39-1-103(5)(a), C.R.S.

The assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to your tax bill or ask your Assessor for a listing of the local taxing authorities.

If you disagree with the Assessor's decision, you have the right to pursue administrative remedies. Please refer to the reverse side of this notice for additional information

