

PETITION FOR ABATEMENT OR REFUND OF TAXES 24-16

County Name Huerfano

Date Received 7/26/24  
Use Assessor's or Commissioners Date Stamp

**Section I: Petitioner: please complete Section I only**

Date: 07 16 2024  
Month DAY Year

Petitioner's Name: Richard J + Evondia H Woessner  
Petitioner's mailing address: 603 Elder St  
Walsenburg CO 81089  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) 29510 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY TWP 29 RNG 66 SE3

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

erroneous valuation/over valuation

Petitioner's estimate of value \$ 12,000 / <sup>2024</sup> (Determination \$ 24,330 \* See Attached) <sub>Value 60964 Year 2023</sub>

I declare, under penalty of perjury in the second degree, that this petition, together with any accompany exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct and complete.

Evondia H Woessner  
Petitioner's Signature

Daytime Phone Number 205-837-0208  
Email ewoessner65@gmail.com

BY \_\_\_\_\_  
Agent's Signature \*

Daytime Phone Number \_\_\_\_\_  
Email \_\_\_\_\_

\*Letter of agency must be attached when petition is submitted by an agent.

The actual value in the Assessor's Recommendation section does not include 2023 value adjustments for residential and commercial properties. The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to §39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to §39-2-116, C.R.S, denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of §39-2-125, C3R3S, within thirty days of the entry of any such decision, §39-10-114.5(1), C.R.S.

Section II:		Assessor's Recommendation (For Assessor's Use Only)		
		Tax Year		
			Assessed Value	Tax
Original	<u>60964</u>	<u>2023</u>	<u>17009</u>	<u>1269.20</u>
Corrected	<u>24330</u>		<u>6788</u>	<u>506.51</u>
Abate <u>Refund</u>	<u>36634</u>		<u>10221</u>	<u>762.67</u>

Assessor recommends approval as outlined above

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: 23 Protest?  No \_\_\_ Yes (if a protest was filed, please attach a copy of NOD.)

Assessor recommends denial for the following reason(s):

Elosha Meadows  
Assessor's or Deputy Assessor's Signature

HUERFANO COUNTY  
 ELISHA MEADOWS  
 HUERFANO COUNTY ASSESSOR  
 401 MAIN STREET  
 SUITE #205  
 WALSENBURG, CO 81089

County Board of Equalization  
 HUERFANO COUNTY COURTHOUSE  
 401 MAIN ST, STE 201  
 401 MAIN ST, STE 201  
 WALSENBURG CO 81089

**NOTICE OF DETERMINATION**

DATE: 06/25/2024

SCHEDULE NUMBER	REVIEW #	TAX YEAR	TAX AREA	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
29510	00035	2024	100	PARCEL #: 28-5159-041-00-017  TWP 28 RNG 66: SEC 3: W2SW4NW4, PT OF NW4SW4 EXCEPT THOSE PORTIONS THERE OF CONVEYED TO THE DEPT OF HIGHWAYS BY DEEDS RECORDED AUG 27 1959 IN BOOK 270 PG 8 AND SEPT 23, 1959 IN BOOK 270 PG 98
OWNER: WOESSNER, RICHARD J & EVONDIA H 603 E ELDER ST WALSENBURG CO 81089				

The Assessor has carefully studied all available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

Residential property is valued by considering the market approach.

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 last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

AFTER REVIEW LAND WAS ADJUSTED, LAND IS MORE BUILDABLE THAN THE COMPARABLE PROPERTY.

PROPERTY CLASSIFICATION(S)	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
VACANT LAND	12000	60964	24330
	12000	60964	24330

By: ELISHA MEADOWS COUNTY ASSESSOR DATE: 06/25/2024

APPEAL DEADLINES: REAL PROPERTY - JULY 15, PERSONAL PROPERTY - JULY 20.  
 If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, 39-8-106(1)(a), C.R.S.

