

COUNTY-WIDE REVALUATION FOR 2011

Every odd year, the Ouray County Assessor's Office, along with the 63 other assessor's offices in Colorado must perform a state mandated revaluation of every property within the county. This revaluation is based primarily on an analysis of market sales during the timeframe of July 1, 2008, through June 30, 2010.

Notices of Valuation (NOV) indicating the change in the actual value of your property will be mailed the first week of May 2011. This new value will be used in the calculation of your property taxes that will be due and payable in January of 2012. The NOV contains information about your legal right to challenge your property's 2011 classification or value only. A form will be provided with the notice that shows the procedures for filing an objection with the assessor's office.

During the month of May, an owner can protest, in person or by mail, the real property value or the classification established by the assessor. The assessor must make a decision concerning the protest and mail a written Notice of Determination (NOD) on or before the last working day of June. If satisfied with the value, the process ends and the tax bill will be based on the value reflected in the NOD. If you disagree with the assessor's decision (NOD response,) the next step is to file an appeal with the Board of County Commissioners, who will sit as the County Board of Equalization (CBOE). If dissatisfied with the action of the county board, you may file an appeal with the state Board of Assessment Appeals, district court, or request a binding arbitration hearing within 30 days of the CBOE's decision.