

Property Tax Guidelines Colorado

Important Dates

<i>Valuation Date</i>	June 30th prior to the reappraisal as it exists on January 1st
<i>Tax Bills Due</i>	February and June (or full payment in April)
<i>Assessment Cycle</i>	Reappraisal every odd-numbered year
<i>Valuation Notice</i>	Notices of valuation are typically sent on or before May 1st the year of reappraisal
<i>Appeal Deadline</i>	June 1st



ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

Who is assessing?

County Assessor

How is the assessed value determined?

In Colorado, commercial real estate is assessed at 29% of market value (7.15% for multifamily). The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

What are the levels of appeal?

County Assessor
County Board of Equalization
Board of Assessment Appeals (BAA)

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