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2018 Protest Fees & Services

Here's the timeframe and general info on a potential protest:

- 1) New property valuations will be mailed to all owners on May 1 (so you should receive by May 6 at the latest).
- 2) Increased valuation does not necessarily equate to higher taxes next year. The mill levies are the other part of the formula and they are not decided until after all the various budgets are final in December.
- 3) 2018 valuations are based ONLY on comparable sales that occurred during the 18 months between January 1, 2017 and June 30, 2018 (by State statute). The Assessor's office uses a broad stroke approach (again, by State statute), rather than considering each property individually.
- 4) If you are dissatisfied with your new valuation, my company will be happy to provide comparable sales data that are as similar to the subject property as possible from that period, in order to determine whether the new valuation is justified or can be reasonably contested. I will expect you to provide me with all pertinent information on your property.
- 5) The fee for a comparable report with my brief opinion on the likelihood of grounds for a successful protest, costs \$250.
- 6) If you choose to proceed with a protest, I will do an in-depth analysis, complete with cover letter, which can be submitted to the Assessor, along with the comparable sales report. The cost for the analysis report is based on my standard fee of \$125/hour, and usually takes me about 2–3 hours to complete.
- 7) All protests must be filed no later than June 1. The sooner you contact me, the higher up on my list you will be, the sooner you will get your comparables, and the more time you will have to decide whether to pursue a protest. Depending on my workload, I may have to cut off taking new clients at some point prior to May 28.

I trust that this document answers most of your questions, and I look forward to hearing back from you at your earliest convenience.

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