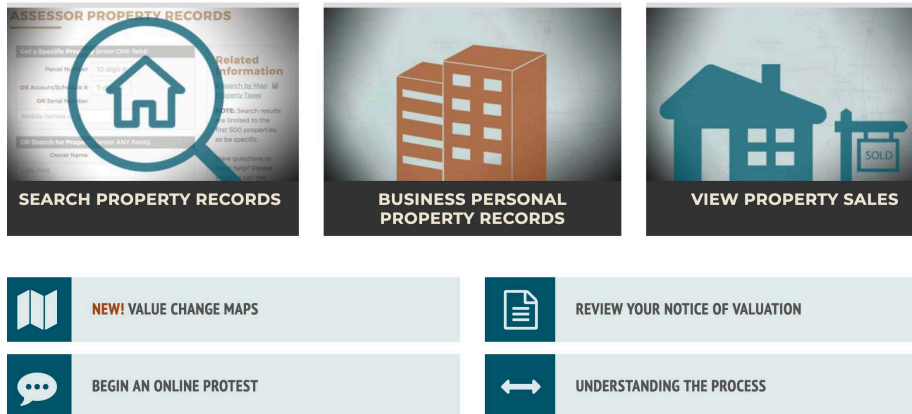


You can file your protest online following these simple instructions.

The typical property can be protested online in less than 15 minutes.

NO NEED TO WAIT IN LINE – NO STAMP REQUIRED.

From our main page select a link to review your notice or protest online.



You will need your account number to begin

If you are not protesting the value or classification of the property but would like to make corrections to the property information please [send an email](#) with your account information so the Assessor staff can review any requested changes.

Account Number (8 Characters - R or M followed by 7 NUMBERS)

Begin Online Protest Step 1 of 5 - A typical online protest can be completed in as little as 15 minutes.

Your property details will be listed on the next page with comparable selection options below that.

Comparable selection options

On the next page you'll be able to select sales of similar **residential** properties to compare with yours. Click the appropriate button below whether you want to look at all 165 arms length property sales in your Neighborhood* area after June 30, 2018 or a smaller set of sales just from your Subdivision. **If no sales are displayed please proceed to the next step in the process by selecting any option below. Commercial, Vacant and Manufactured home sales are accessible in a later section, select any option below to proceed.**

Step 2 of 5

***Neighborhood:** a geographic representation of an area within the county. A neighborhood area can be as small as a few square miles (in densely populated urban areas) or larger than a thousand square miles (in certain unincorporated areas).
 Neighborhood Maps: [Entire County](#) | [Fort Collins/Wellington](#) | [Loveland/Windsor/Berthoud](#) | [Estes Park](#)

***Most Comparable Properties:** Same design, within 20% of square footage, within 15 years of year built.

On the next page you will be able to select the comparables that you feel are most like your property.

Select Comparable Sales

Select up to 20 properties that you believe are comparable to yours to help in determining the proper value of your property (this is NOT required but helpful). Then click the *Continue* button at the bottom where you can enter additional sales, not listed here, that are relevant.

Select	Parcel Num.	Sale Date	Sale Price	*Time Adj Sale Price	Address	Style	Sq. Ft.	Bsmnt. Sq. Ft.	Bsmnt. Fin. Sq. Ft.	Garage Sq. Ft.	Lot Size	Year Built	Subdiv.	2019 Value
	8730416046	05/19/2017	\$ 300,000	\$ 300,000	2025 CONNECTICUT CT	2 Story	1,178	0	0	400	0.11	1987	1570	\$ 280,600
<input type="checkbox"/>	9725427018	11/16/2017	\$ 350,000	\$ 350,000	1041 PARKVIEW DR	2 Story	1,404	740	740	528	0.20	1977	11766	\$ 313,700
<input type="checkbox"/>	** 8730117111	08/07/2018	\$ 318,500		2900 SAGEBRUSH DR	2 Story	1,408	0	0	396	0.18	1980	1291	\$ 282,400
<input type="checkbox"/>	8730117122	04/30/2018	\$ 336,000	\$ 336,000	2913 SOMBRERO LN	2 Story	1,408	0	0	396	0.18	1980	1291	\$ 282,400
<input type="checkbox"/>	9725427011	05/24/2017	\$ 350,000	\$ 350,000	1016 PARKVIEW DR	2 Story	1,516	660	660	528	0.19	1977	11766	\$ 342,600
<input type="checkbox"/>	** 9725110032	09/05/2018	\$ 389,800		2848 EDINBURGH CT	1½ Story Fin	1,520	962	312	576	0.22	1975	11633	\$ 332,500
<input type="checkbox"/>	8730416050	10/12/2017	\$ 309,000	\$ 309,000	2001 CONNECTICUT CT	2 Story	1,177	0	0	400	0.13	1987	1570	\$ 280,500

You may also map the selected sales

	Parcel ID	Sale Date	Sale Price	Assessed Value	Address	Stories	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
<input type="checkbox"/>	8719230067	11/20/2017	\$ 347,500	\$ 347,500	2014 NIAGARA DR	1½ Story Fin	1,559	1,359	0	462	0.07	1992	1412	\$ 380,300			
<input type="checkbox"/>	9725110027	06/14/2017	\$ 410,000	\$ 410,000	825 STRACHAN DR	1½ Story Fin	1,560	0	0	484	0.26	1975	11633	\$ 305,300			

Also map up to 10 checked properties (in a new window, with pop-ups enabled)

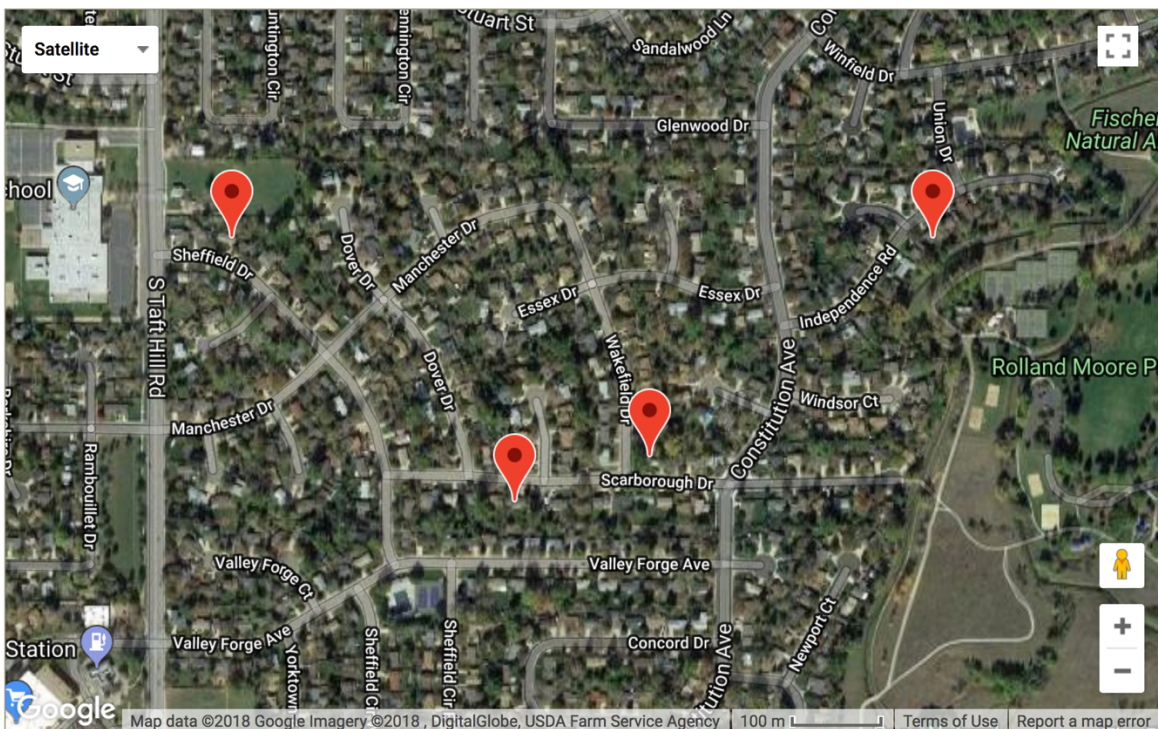
[Continue...](#) Step 3 of 5 (Selecting comparable sales is optional, simply click Continue if there are no sales listed.)

*Time Adj Sale column reflects the sales price trended to the appraisal date of June 30, 2018. Above information may not reflect property characteristics at time of sale.
 **This sale occurred after the appraisal date of June 30, 2018 and was not used for 2019/2020 assessment valuation. The sale price has not been adjusted to reflect any time or market trending.

A map similar to the one below will open in a separate window (or browsertab)
 You may need to allow popups for this to open.

Residential Sales Search Map

Click on a red marker to get info about a particular property sale.



Sales not listed in our residential sales database, or commercial, vacant, and other sales may also be added on the next page.

Older sales and sales that involved multiple buildings or multiple parcels are often not included in the initial sales searches.

The next page will allow you to add more sales and attach photos or other files you want to include with your appeal.

ProtestonlineatLarimer.org/assessor/protest

On this next page sales data for vacant property, mobile homes or commercial property may also be added to the appeal. Supporting documents such as digital photos may be attached.

*An estimate of value is **required** along with a reason for the appeal.*

Additional Sales and Value Estimate

Additional Residential Sales (optional)

Submit up to 6 sales of residential properties not previously selected that you feel are relevant. Enter the parcel number(s) of these properties. [Open new window to search for property](#) and enter the parcel numbers below.

Parcel Number (10 digits, nnnnnnnnnn or nnnnnn-nn-nnn)

1.	<input type="text"/>
2.	<input type="text"/>
3.	<input type="text"/>
4.	<input type="text"/>
5.	<input type="text"/>
6.	<input type="text"/>

Additional Vacant/Mobile Home/Commercial Sales (optional)

Submit up to 6 sales of vacant property, mobile home, or commercial property sales not previously selected that you feel are relevant. Enter the appropriate information of these properties.

Open new window to search for properties and enter the information in the fields below: [Vacant Property](#) | [Mobile Homes](#) | [Commercial Property](#)

Account Number/Parcel Number/Address	Date Sold	Selling Price
1. <input type="text"/>	<input type="text"/>	<input type="text"/>
2. <input type="text"/>	<input type="text"/>	<input type="text"/>
3. <input type="text"/>	<input type="text"/>	<input type="text"/>
4. <input type="text"/>	<input type="text"/>	<input type="text"/>
5. <input type="text"/>	<input type="text"/>	<input type="text"/>
6. <input type="text"/>	<input type="text"/>	<input type="text"/>

Value Estimate

*All properties are valued as the property exists January 1 of the current year based on the real estate markets as they were on June 30, 2018. Based on this information please enter an estimate of Full Market Value of your property \$ (numbers only, no commas, no periods)

Additional Documentation

You may include up to 3 files as attachments (photos, sketch, appraisal, etc.) to assist Assessor staff in evaluating your value. Attachments must be in PDF, Word, RTF, Excel, JPG, GIF, PNG or BMP format, and cannot be more than a combined total 20MB in size.

1. No file selected.
2. No file selected.
3. No file selected.

Reason For Protesting (must be entered)

Enter your reason for protesting in the field below (Incorrect square footage, Value too high or too low, etc.) and any details about the comparables or attachments that you are including with your protest. Please do not use symbols or quotation marks in this field as it may result in error during the protest submission.

The "Reason for Protesting" is a text field that will allow you to include a message regarding the property and valuation. Please note that using quotes or special characters or emojis can cause the program to cut off your message when it is sent.

Protestonline at Larimer.org/assessor/protest

The next page will show the information submitted and allow you to review the protest and acknowledge that you are the owner.

Acknowledgement

By checking the box below, I declare that I am the owner of the property and that the information contained herein constitutes true and complete statements concerning the property. I further recognize that all protested property may be subject to an onsite inspection by personnel from the Assessor's office and that submitting a protest initiates a review of the property value and may result in a higher valuation if warranted.

***Check this box to agree with the above statement.**

*Name in lieu of signature:	<input type="text"/>
*Your Email:	<input type="text"/>
*Confirm Email:	<input type="text"/>
Phone Number:	<input type="text"/>

You will receive a copy of the email sent to the Assessor with all of the submitted information.

[Submit Protest](#) Step 5 of 5

Your protest is not complete until you click the "Submit Protest" button above

You must click the Submit Protest button to complete the process.

Once the protest is submitted, a confirmation page like the one below will display and a copy of the protest will be sent to the email address supplied by the property owner. If you do not receive an email within 15-20 minutes of submitting your protest, please check your SPAM inbox or add protests@larimer.org to your contacts or allowed email addresses.

> Assessor > **Protest Submitted**

Real Property Protest Submitted

A protest for **Account Number R0107115** was submitted to the Assessor's office on April 29, 2019 at 1:23 PM. A copy of the protest information was sent to you@youreemail.com

This protest will be reviewed by assessor staff. A notice of determination will be mailed on June 30, 2019. Protest decisions are not available prior to June 30, 2019. Online values will be updated no later than July 1, 2019. If you file a protest in any given year and do not agree with the value or classification noted on your property on July 1 of that year you will need to file an appeal with the County Board of Equalization before July 15th of that same year.

What Happens Next

The Assessor must make a decision concerning your protest and mail a written **Notice of Determination** to you no later than **June 30, 2019**. If you are satisfied with the value, the process ends and your tax will be based on the value reflected in the notice of determination.

If you disagree with the Assessor's decision, the next step will be to file an appeal with the [County Board of Equalization](#). More details will be provided in your **Notice of Determination**.

Congratulations. Your protest submission is done and will be reviewed without needing a stamp or having to drive to our office.

Protestonline at Larimer.org/assessor/protest