

FILE YOUR GILPIN COUNTY PROPERTY PROTEST ONLINE

Colorado Statutes identify the month of May as the time for you to contact us concerning your Real Property, Vacant Land or Mining Claim valuation. Please keep in mind that you should provide information to support your estimate of value if it differs from that estimated by the Assessor's Office.

Your value is our estimate of the value of the property as of June 30, 2018. This date is set by law. **We can only consider sales and other market information from 2017 and the first six months of 2018 for values set for 2019 and 2020.**

Important:

- 1) We consider appeals for your property valuation only, not for the amount of taxes you owe.
- 2) If you purchased your property, or if you had an appraisal done after June 30, 2018, we cannot consider it in our review of values for 2019 or 2020.

*Values are based on condition and level of completion as of the January 1 Assessment Date.

During the month of May, you may appeal your property value using:



Online Form: Between May 1 and June 1, you can submit an [ONLINE ELECTRONIC PROTEST](#). Please include your name, property address or location, account number or parcel number, phone number, and the reason you are appealing your value.

Mail: Appeals postmarked between May 1 and June 1, should be addressed to: Gilpin County Assessor, 203 Eureka St., P.O. Box 338, Central City, Colorado 80427. Please include a letter with your name, property address or location, account number parcel number, phone number, and the reason you are appealing your value.

E-Mail: Between May 1 and June 1, you can e-mail your appeal to assessor@gilpincounty.org. Please include your name, property address or location, account number or parcel number, phone number, and the reason you are appealing your value.

We **cannot** accept telephone appeals. All appeals must be in writing.

No late appeals of real property can be considered. For 2020, the last day to appeal your value to the Assessor is **June 1, 2020**. All written appeals must be filed online, postmarked or emailed by that date.

A written "Notice of Determination" will be issued for each appeal and will be mailed no later than June 28, 2020.