YOUR APPEAL KIT · COLORADO · 2027

1234 Sample Street Broomfield, CO 80023

Prepared for Jordan Sample · Single-family home · 2,150 sq ft · built 2004 · 4 bed, 2.5 bath · 2-car garage

COUNTY'S VALUE (YOUR NOTICE)	VALUE THE SALES SUPPORT	ASK THE COUNTY TO LOWER IT BY
$648,000	$589,000	$59,000 (9.1%)

The short version: five similar homes within 0.7 miles sold for $569,000–$612,000 in the county's data period. After adjusting for size, age and features, they support a value of about **$589,000**. Your notice says $648,000. That is a case worth filing.

What's in this kit

Page	What it is	What you do with it
2	Comparable sales report	Attach it to your protest as your evidence
3	How to file in Broomfield, step by step	Follow it; filing is free
4	Cover letter and hearing notes	Sign and send the letter; keep the notes handy

What it could save

Lowering the value by $59,000 would cut the tax bill by **roughly $380 a year**, using an effective tax rate of about 0.65% for this area. In Colorado the 2027 value is normally used for 2028 too, so that is **about $760 over two years**. Your exact savings depend on your tax district's rates.

Your deadline: Tuesday, June 1, 2027. Protests can be filed from May 1. Colorado moved this deadline up from June 8 starting in 2027.

SAMPLE

Comparable sales report

Colorado values your home as of **June 30, 2026**, using sales from the 18 months before that date. These five sales are the closest matches to your home in that period. Each one is adjusted to what it would have sold for if it were just like yours.

Property	Distance	Sold	Sale price	Sq ft	Built	Baths	Garage
Your home	—	—	—	**2,150**	**2004**	**2.5**	**2**
Comp 1 · 1198 Example Ct	0.2 mi	Mar 2026	$598,000	2,080	2003	2.5	2
Comp 2 · 1420 Example Way	0.4 mi	Nov 2025	$612,000	2,240	2006	3.0	2
Comp 3 · 1305 Example Ln	0.5 mi	May 2026	$575,000	2,010	2001	2.0	2
Comp 4 · 1512 Example Dr	0.6 mi	Aug 2025	$604,000	2,190	2005	2.5	3
Comp 5 · 1077 Example Pl	0.7 mi	Jan 2026	$569,000	2,120	1999	2.5	2

Adjustments

Property	Sale price	Time to 6/30/26	Size	Age	Baths	Garage	Adjusted value
Comp 1	$598,000	-$3,600	+$5,600	+$1,500	$0	$0	**$601,500**
Comp 2	$612,000	-$8,600	-$7,200	-$3,000	-$4,000	$0	**$589,200**
Comp 3	$575,000	-$1,200	+$11,200	+$4,500	+$4,000	$0	**$593,500**
Comp 4	$604,000	-$12,100	-$3,200	-$1,500	$0	-$10,000	**$577,200**
Comp 5	$569,000	-$5,700	+$2,400	+$7,500	$0	$0	**$573,200**
Middle (median) adjusted value							**$589,200**
Value to ask for (rounded)							**$589,000**

How the adjustments work

- **Time:** prices in this area slipped about 0.2% a month, so older sales are adjusted down to June 30, 2026.
- **Size:** $80 per square foot of difference. **Age:** $1,500 per year. **Baths:** $8,000 per half bath. **Garage:** $10,000 per space.
- A plus sign means the comp was smaller, older or had less than your home, so its price is adjusted up. A minus sign means the opposite.

Why this works: assessors value homes in bulk, by neighborhood. They rarely see inside yours. A short, clean grid of nearby sales in the right date range is the evidence they are trained to accept.

Also worth sending, if they apply

- Photos of anything dated or worn: original kitchen, old roof, foundation cracks.
- Repair bids or an inspection report.
- Any error in the county's record of your home (wrong square footage, an extra bath, a finished basement that isn't).

SAMPLE

How to file your protest in Broomfield

Filing is free and you don't need a lawyer. Set aside about 20 minutes.

When	What happens
By May 1, 2027	The Assessor mails your Notice of Valuation
May 1 – June 1, 2027	**You file your protest (this kit)**
By the end of June	The Assessor mails a Notice of Determination
By July 15, 2027	If you disagree, appeal to the County Board of Equalization

Step by step

1. **Find your Notice of Valuation.** It shows your "actual value" ($648,000 in this sample) and your schedule or account number.
2. **Choose how to file.** Online through the Assessor's website is fastest. You can also mail the protest form on the back of your notice or bring it in person. (In your real kit, this step gives your county's web address, mailing address and office hours.)
3. **Enter your estimate of value:** $589,000.
4. **Give your reason.** Use this sentence: "Sales of comparable homes during the data collection period support a value of $589,000. See the attached comparable sales report."
5. **Attach page 2** of this kit, your cover letter (page 4), and any photos or repair bids.
6. **Send it by June 1, 2027** and keep proof: a confirmation email, a screenshot, or a certified mail receipt.

Before you send it

- [ ] My name and address match the notice
- [ ] My schedule or account number is on the form and the letter
- [ ] The comparable sales report is attached
- [ ] I signed and dated the letter
- [ ] I kept a copy of everything

What happens next

- **The Assessor lowers your value:** you're done. The new value is normally used for 2027 and 2028.
- **The Assessor lowers it, but not as far as you asked:** you can accept it, or keep going.
- **The Assessor says no:** appeal to the County Board of Equalization by July 15, 2027. The form comes with your Notice of Determination. You'll get a short hearing; see the notes on page 4.

Good to know: a protest covers your home's value, not the tax rate. We check your case before you file, and if the sales show your value is already fair, we refund you instead.

SAMPLE

Your cover letter

May 3, 2027

City and County of Broomfield Assessor

Re: Protest of 2027 valuation · 1234 Sample Street, Broomfield, CO 80023 · Schedule No. R0000000

To the Assessor:

I am the owner of this property and I protest the 2027 actual value of $648,000. Based on sales of comparable homes during the data collection period ending June 30, 2026, I believe the correct value is **$589,000**.

The attached report shows five sales of similar homes within 0.7 miles, adjusted for time, size, age and features. Their adjusted values range from $573,200 to $601,500, with a median of $589,200.

Please review this evidence and adjust the value. I am happy to answer questions or provide access to the property.

Sincerely,

Jordan Sample
(555) 010-0100 · jordan@example.com

If you get a hearing

Hearings at the County Board of Equalization are short, often 10–15 minutes, and many are by phone or video. Keep it simple:

1. **Open with your number.** "I'm asking for $589,000, based on five nearby sales in the data period."
2. **Walk through the grid.** One sentence per comp: where it is, when it sold, and its adjusted value.
3. **Compare it with the county's sales.** Ask which sales they used. Point out any that are bigger, newer, remodeled or farther away than yours.
4. **Stay on value.** Don't argue about tax rates or how much your bill went up. The board can only decide what the home was worth on June 30, 2026.
5. **Close by repeating your number** and thanking them.

Questions they often ask

- *"Has the home been updated?"* Answer honestly, and mention anything original or worn.
- *"Why not use this higher sale?"* Explain how it differs: size, condition, a finished basement, a better lot.
- *"Would you accept a value between yours and ours?"* You can say yes on the spot if the number is fair to you.

Need a hand? Reply to your kit email with questions about your comps or the form. And when Recoup Capital starts filing in Colorado, you'll be first to know.

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