



## **Real Property Notice of Valuation**

This notification is being sent with your 2013 Property Tax Notice (payable in 2014) as a combined effort within the Montrose County Government to reduce costs of forms and postage. **This notice replaces a separate Notice of Valuation that would have been sent in May of 2014.**

Colorado law currently requires a two-year reassessment cycle for all real property. Tax year 2014 is the second or intervening year of the current two (2) year cycle. For most properties, the assessment valuation for the 2014 tax roll will be the same as it was for 2013. This value appears on your 2013 Property Tax Notice under “**ACTUAL VALUE**”. It represents the actual value of your property as of June 30, 2012. The residential assessment rate is 7.96%, and all other property is generally assessed at 29%.

If for any reason we change your valuation for the 2014 tax year, we will notify you on or about May 1, 2014. To preserve your right to appeal in 2014, your mailed protest must be postmarked between May 1, 2014 and June 2, 2014.

---

### **Funding for Senior Property Tax Exemption for Tax Year 2013**

The Colorado Constitution provides a property tax exemption for qualifying seniors and qualifying disabled veterans. For those who qualify, 50 percent of the first \$200,000 in actual value of their primary residence is exempted. The state pays the exempted portion of the property tax. The exemption remains in effect unless the Colorado General Assembly raises or lowers the maximum amount of actual value of which 50 percent shall be exempt. The Colorado Division of Property Taxation notified county assessors June 5, 2013 that during the 2013 legislative regular session, no changes were made. Therefore, for 2013, the exemption will remain in effect.

---

### **Property Tax Exemption for Senior Citizens and Disabled Veterans**

A property tax exemption is available to senior citizens, surviving spouses of previously qualified senior citizens, and disabled veterans. For those who qualify, 50 percent of the first \$200,000 in actual value of their primary residence is exempted. The State of Colorado pays the exempted portion of the property tax. Once approved, the exemption remains in effect for future years, and the applicant should not re-apply. Application requirements are as follows:

#### **Senior Exemption**

The exemption is available to applicants who meet the following three (3) requirements: (a) are at least 65 years of age as of January 1, 2014; (b) owned their home for at least 10 consecutive years as of January 1, 2014; and (c) occupied it as their primary residence for at least 10 consecutive years as of January 1, 2014. Limited exceptions to the ownership and occupancy requirements are detailed in the qualifications section of the application. **The application deadline is July 15, 2014.** (If the application is not filed by July 15, the assessor must accept late applications through September 15; however, applicants will not have appeal rights for applications filed after July 15.) The application form is available online at [www.montrosecounty.net/assessor](http://www.montrosecounty.net/assessor) or applications can be picked up and returned to the:

Montrose County Assessor's Office  
320 South 1<sup>st</sup> Street Rm. 9  
P. O. Box 1186  
Montrose, CO 81402  
Phone: 970-249-3753

#### **Disabled Veteran Exemption**

The exemption is available to applicants who meet the following requirements: (a) sustained a service-connected disability while serving on active duty in the Armed Forces of the United States, (b) were honorably discharged, and (c) were rated by the United States Department of Veterans Affairs as one hundred percent “permanent and total” disabled. VA unemployability awards do not meet the requirement for determining an applicant's eligibility. The applicant must have owned and occupied the home as his or her primary residence since January 1 of the year of application; however, limited exceptions to the ownership and occupancy requirements are detailed in the eligibility requirements section of the application. **The application deadline is July 1, 2014.** Application forms are available from the Division of Veterans Affairs at the address and telephone number shown below and from the web site of the Colorado Division of Property Taxation at [www.dola.colorado.gov/dpt/forms/index.htm](http://www.dola.colorado.gov/dpt/forms/index.htm). Completed applications should be submitted to the Colorado Division of Veterans Affairs at the following address:

Colorado Department of Military & Veterans Affairs  
Division of Veterans Affairs  
1355 South Colorado Blvd. Bldg C, Suite 113  
Denver, CO 80222  
Telephone: 303-284-6077 Fax: 303-284-3163  
<http://www.colorado.gov/vets>