



Bill Ritter, Jr.
Governor

Colorado Department of Local Affairs
Susan E. Kirkpatrick
Executive Director

DIVISION OF PROPERTY TAXATION
JoAnn Groff
Property Tax Administrator

BULLETIN NO. 36

TO: County Assessors
FROM: JoAnn Groff
Property Tax Administrator
DATE: October 15, 2008

THE BULLETIN IS AVAILABLE ON OUR WEBSITE
New website address: <http://dola.colorado.gov>

| <u>Date</u> | <u>Title</u> | <u>Distribution</u> |
|-------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 10/10/08 | Auditor's Property Assessment Study Reports | All interested personnel |
| 10/15/08 | Qwest Corporation (TL393) – 2006 Abatement | All state assessed personnel |
| 10/15/08 | Appraisal 010: Valuation of Vacant Land Present Worth | Review with interested personnel. Return registration form to Division. File in Education File. |





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DIVISION OF PROPERTY TAXATION

JoAnn Groff
Property Tax Administrator

TO: All County Assessors

FROM: JoAnn Groff
Property Tax Administrator

SUBJECT: Auditor's Property Assessment Study Reports on Website

DATE: October 10, 2008

DISTRIBUTION: All interested personnel

MEMORANDUM

The auditor's (Rocky Mountain Valuation Specialists) Property Assessment Study Reports are now on our website. If you wish to check them out, the website is:
http://dola.colorado.gov/dpt/sboe/assessment_study_index.htm.





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DIVISION OF PROPERTY TAXATION

JoAnn Groff
Property Tax Administrator

TO: County Assessors Listed Below

FROM: Mark Walker
State Assessed Section

SUBJECT: Qwest Corporation (TL393) – 2006 Abatement

DATE: October 15, 2008

MEMORANDUM

Qwest Corporation has discovered a leased operating property error for assessment year 2006. The operating lease value provided to Colorado in the Annual Statement of Property report was overstated as a result of errors including duplicate calculations for the same property. This taxpayer error upwardly skewed the cost approach conclusion.

The Division believes it is appropriate to issue a partial abatement of value for the 2006 assessment year.

Please make the following correction shown on the attached 2006 revised value. Because this was a reporting error by the taxpayer, the taxpayer has agreed to forego any payment of interest on the abated amount.

Contact Brad Blinsmon, Qwest Corporation at 303-308-5602 or by e-mail at Bradley.Blinsmon@qwest.com if you need any abatement forms completed.

Please contact me at (303) 866-2824 if you have questions regarding this memorandum.

Qwest Corporation (TL393)

| County | Original August 1, 2006 | | Revised August 1, 2006 | |
|-------------|-------------------------|---------------|------------------------|---------------|
| | Assessed Value | Actual Value | Assessed Value | Actual Value |
| ADAMS | \$49,441,100 | \$170,486,600 | \$47,694,300 | \$164,463,100 |
| ALAMOSA | \$1,536,100 | \$5,296,900 | \$1,481,900 | \$5,110,000 |
| ARAPAHOE | \$76,775,100 | \$264,741,700 | \$74,062,700 | \$255,388,600 |
| ARCHULETA | \$4,400 | \$15,200 | \$4,300 | \$14,800 |
| BACA | \$1,600 | \$5,500 | \$1,600 | \$5,500 |
| BOULDER | \$34,409,100 | \$118,652,100 | \$33,193,400 | \$114,460,000 |
| BROOMFIELD | \$5,382,000 | \$18,558,600 | \$5,191,900 | \$17,903,100 |
| CHAFFEE | \$2,047,300 | \$7,059,700 | \$1,975,000 | \$6,810,300 |
| CLEAR CREEK | \$1,555,800 | \$5,364,800 | \$1,500,800 | \$5,175,200 |



Qwest Corporation (TL393) continued

| County | Original August 1, 2006 | | Revised August 1, 2006 | |
|------------|-------------------------|-----------------|------------------------|-----------------|
| | Assessed Value | Actual Value | Assessed Value | Actual Value |
| CONEJOS | \$27,300 | \$94,100 | \$26,300 | \$90,700 |
| COSTILLA | \$20,300 | \$70,000 | \$19,600 | \$67,600 |
| CROWLEY | \$700 | \$2,400 | \$700 | \$2,400 |
| CUSTER | \$76,400 | \$263,400 | \$73,700 | \$254,100 |
| DELTA | \$1,199,100 | \$4,134,800 | \$1,156,700 | \$3,988,600 |
| DENVER | \$111,502,000 | \$384,489,700 | \$107,562,600 | \$370,905,500 |
| DOLORES | \$1,100 | \$3,800 | \$1,100 | \$3,800 |
| DOUGLAS | \$28,715,700 | \$99,019,700 | \$27,701,200 | \$95,521,400 |
| EAGLE | \$5,696,300 | \$19,642,400 | \$5,495,100 | \$18,948,600 |
| EL PASO | \$57,030,700 | \$196,657,600 | \$55,015,800 | \$189,709,700 |
| ELBERT | \$2,986,600 | \$10,298,600 | \$2,881,100 | \$9,934,800 |
| FREMONT | \$3,753,700 | \$12,943,800 | \$3,621,100 | \$12,486,600 |
| GARFIELD | \$6,642,100 | \$22,903,800 | \$6,407,400 | \$22,094,500 |
| GILPIN | \$726,700 | \$2,505,900 | \$701,000 | \$2,417,200 |
| GRAND | \$3,970,300 | \$13,690,700 | \$3,830,100 | \$13,207,200 |
| GUNNISON | \$2,612,000 | \$9,006,900 | \$2,519,700 | \$8,688,600 |
| HINSDALE | \$16,300 | \$56,200 | \$15,800 | \$54,500 |
| HUERFANO | \$1,057,400 | \$3,646,200 | \$1,020,000 | \$3,517,200 |
| JACKSON | \$2,600 | \$9,000 | \$2,500 | \$8,600 |
| JEFFERSON | \$52,876,200 | \$182,331,700 | \$51,008,100 | \$175,890,000 |
| KIT CARSON | \$700 | \$2,400 | \$600 | \$2,100 |
| LA PLATA | \$5,739,500 | \$19,791,400 | \$5,536,700 | \$19,092,100 |
| LAKE | \$824,700 | \$2,843,800 | \$795,600 | \$2,743,400 |
| LARIMER | \$28,480,800 | \$98,209,700 | \$27,474,600 | \$94,740,000 |
| LAS ANIMAS | \$1,994,300 | \$6,876,900 | \$1,923,800 | \$6,633,800 |
| LINCOLN | \$468,600 | \$1,615,900 | \$452,100 | \$1,559,000 |
| LOGAN | \$2,360,600 | \$8,140,000 | \$2,277,200 | \$7,852,400 |
| MESA | \$14,149,900 | \$48,792,800 | \$13,650,000 | \$47,069,000 |
| MINERAL | \$7,500 | \$25,900 | \$7,300 | \$25,200 |
| MOFFAT | \$1,480,300 | \$5,104,500 | \$1,428,000 | \$4,924,100 |
| MONTEZUMA | \$2,267,800 | \$7,820,000 | \$2,187,700 | \$7,543,800 |
| MONTROSE | \$3,800,300 | \$13,104,500 | \$3,666,000 | \$12,641,400 |
| MORGAN | \$2,676,800 | \$9,230,300 | \$2,582,200 | \$8,904,100 |
| OTERO | \$3,800 | \$13,100 | \$3,600 | \$12,400 |
| OURAY | \$859,400 | \$2,963,400 | \$829,100 | \$2,859,000 |
| PARK | \$1,991,000 | \$6,865,500 | \$1,920,600 | \$6,622,800 |
| PHILLIPS | \$15,100 | \$52,100 | \$14,600 | \$50,300 |
| PITKIN | \$3,542,800 | \$12,216,600 | \$3,417,600 | \$11,784,800 |
| PROWERS | \$3,300 | \$11,400 | \$3,200 | \$11,000 |
| PUEBLO | \$15,115,400 | \$52,122,100 | \$14,581,400 | \$50,280,700 |
| RIO BLANCO | \$635,100 | \$2,190,000 | \$612,700 | \$2,112,800 |
| RIO GRANDE | \$1,368,100 | \$4,717,600 | \$1,319,700 | \$4,550,700 |
| ROUTT | \$4,735,300 | \$16,328,600 | \$4,568,000 | \$15,751,700 |
| SAGUACHE | \$36,000 | \$124,100 | \$34,700 | \$119,700 |
| SAN JUAN | \$192,000 | \$662,100 | \$185,300 | \$639,000 |
| SAN MIGUEL | \$1,505,900 | \$5,192,800 | \$1,452,700 | \$5,009,300 |
| SEDGWICK | \$413,800 | \$1,426,900 | \$399,200 | \$1,376,600 |
| SUMMIT | \$5,143,000 | \$17,734,500 | \$4,961,300 | \$17,107,900 |
| TELLER | \$2,456,500 | \$8,470,700 | \$2,369,700 | \$8,171,400 |
| WASHINGTON | \$47,400 | \$163,400 | \$45,700 | \$157,600 |
| WELD | \$19,910,100 | \$68,655,500 | \$19,206,700 | \$66,230,000 |
| TOTAL | \$572,291,800 | \$1,973,420,300 | \$552,073,100 | \$1,903,700,300 |



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Colorado Department of Local Affairs

Susan E. Kirkpatrick
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DIVISION OF PROPERTY TAXATION

JoAnn Groff
Property Tax Administrator

TO: All County Assessors
FROM: JoAnn Groff
Property Tax Administrator
SUBJECT: Appraisal 010: Valuation of Vacant Land Present Worth
DATE: October 15, 2008
DISTRIBUTION: Review with interested personnel.
Return registration form to Division.
File in Education File.

**Valuation of Vacant Land Present Worth
(APR 010)**

Three-day Course

Education Credit: 20 Credit Hours (Continuing Education)

Tested: Mandatory

Recommended

Prerequisite(s): APR 108: Introduction to Appraisal
APR 802: Basic Appraisal Procedures
(Note: In 2007, APR 108 was replaced by APR 801: Basic Appraisal Principles.)

Cost Per Student: \$30.00

(Please make checks payable to: Colorado Assessors' Association.)

TOPICS:

- History and Reasoning Present Worth Valuation
- Concept, Definition, and Identification of Approved Plats
- Sales Confirmation and Stratification
- Adjusted Sales Prices
- Compounded Interest Table
- Concept of Present Worth Valuation
- Vacant / Subdivided Land Questionnaire
- Discount Rate Calculation
- Application of Present Worth in a Case Study

Class time is 8:30 a.m. to 4:30 p.m. each day.

| 2008 | | | | | |
|----------------|------------------|--------------------------------------------------------|----------------|----------------------|-----|
| November 18-20 | Colorado Springs | El Paso County Office Building (4 th Floor) | (719) 520-6600 | 27 East Vermijo Ave. | TBD |





COLORADO ASSESSORS' ASSOCIATION
 DPT EDUCATION REGISTRATION FORM
 1313 Sherman Street, Room 419
 Denver, Colorado 80203
 (303) 866-2371 Telephone
 (303) 866-4000 Fax

| |
|-------------|
| County Name |
|-------------|

- Assessor's Staff
- Commissioner's Staff
- Treasurer's Staff
- Clerk & Recorder's Staff
- Other

Please submit one registration form for each course title.

| | |
|---------------------|--|
| Course Title | |
| Location | |
| Course Date | |

| | | |
|-------------------------------------------------------------|--|----------------|
| County Contact Person | | |
| Work Phone Number (Include Area Code & Extension) | | E-mail: |

| NAME | E-MAIL | SOCIAL SECURITY NO. LAST 4 DIGITS ONLY (First-time Students ONLY) | COLORADO APPRAISAL LICENSE NUMBER |
|------|--------|-------------------------------------------------------------------------|-----------------------------------------|
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For **appraisal** classes e-mail rebecca.fisk@state.co.us
 For **administrative** classes e-mail evelyn.hernandez@state.co.us