

**Protests must be** postmarked, emailed or delivered in person **no later than June 9 @ 4:00 p.m.**

Clear Creek County Assessor's Office  
PO Box 2000, Georgetown, CO 80444  
Phone: 303-679-2322

[dgee@clearcreekcounty.us](mailto:dgee@clearcreekcounty.us)

Property Record Search: [www.clearcreekcounty.us](http://www.clearcreekcounty.us)

### 2025 VALUATION APPEALS FORM

Appeal Date \_\_\_\_\_

Property Owner \_\_\_\_\_

Mailing Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Email \_\_\_\_\_

Phone Home \_\_\_\_\_ Work \_\_\_\_\_

Property Address or Legal Description of Property being Appealed \_\_\_\_\_

Parcel or Account Number \_\_\_\_\_

Valuation: Property values for the tax year 2025 have been determined using market sales data from the period of July 1, 2022 through June 30, 2024. Because the assessor can only consider valuation appeals, and not the actual level of taxes, we request that you state the reasons for believing that your property has been overvalued. Use additional paper if necessary.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Inventory: The assessor's office attempts to describe the various attributes of your property as accurately as possible. Please complete the appropriate sections so that our records can be verified and the appraiser can ascertain that a proper appraisal has been made.

#### Land Characteristics

✚ Land Area: Acres \_\_\_\_\_ or Square footage \_\_\_\_\_

✚ Type of Road Access to Property \_\_\_\_\_  
(e.g. paved, gravel, 4x4, etc.)

✚ County or City Maintained Road Yes \_\_\_\_\_ No \_\_\_\_\_

✚ Topography (Level, Sloping, Steep) \_\_\_\_\_

✚ Other Characteristics (Answer T-True or F-False)

\_\_\_\_\_ Good View \_\_\_\_\_ Access to Electricity

\_\_\_\_\_ Southern Exposure \_\_\_\_\_ Access to Natural Gas

\_\_\_\_\_ Creek/Lake Frontage

✚ Additional Information About the Land:

\_\_\_\_\_  
\_\_\_\_\_

Residential Property Characteristics

- ✚ Relative Condition Poor\_\_\_\_\_ Fair\_\_\_\_\_ Average\_\_\_\_\_ Good\_\_\_\_\_
- ✚ Square Footage of Finished Living Area\_\_\_\_\_
- ✚ Square Footage of Unfinished Living Area\_\_\_\_\_
- ✚ Square Footage of Basement Finished\_\_\_\_\_ Unfinished\_\_\_\_\_
- ✚ Number of Bedrooms\_\_\_\_\_ Number of Bathrooms\_\_\_\_\_
- ✚ Number of Car Spaces in Garage\_\_\_\_\_
- ✚ Type of Heat\_\_\_\_\_ # of Fireplaces\_\_\_\_\_ # of Woodstoves\_\_\_\_\_
- ✚ Additional Information About the Home:

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Commercial Property Characteristics

- ✚ Type of Commercial Building (retail, office, mixed, etc.)\_\_\_\_\_
- \_\_\_\_\_
- ✚ 1<sup>st</sup> Floor Use\_\_\_\_\_ Square Feet\_\_\_\_\_
- ✚ 2<sup>nd</sup> Floor Use\_\_\_\_\_ Square Feet\_\_\_\_\_
- ✚ Basement Use\_\_\_\_\_ Square Feet\_\_\_\_\_
- ✚ Relative Condition Poor\_\_\_\_\_ Fair\_\_\_\_\_ Average\_\_\_\_\_ Good\_\_\_\_\_

If Non-Owner Occupied:

- ✚ Number of Rentable Units: Commercial\_\_\_\_\_ Residential\_\_\_\_\_
- ✚ Approximate Square Footage: Commercial\_\_\_\_\_ Residential\_\_\_\_\_

If a current Owner's Income and Expense Statement is not on file, you may be asked to complete one.

- ✚ Additional Information About the Commercial Structure:

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\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

**\*\*If the account is in a trust, LLC, Corporation or other entity name, an agent authorization form is required.**