



Colorado Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Colorado lets you appeal. Use this checklist to file correctly and on time.

Colorado at a glance

Appeal deadline	June 8 for the 2026 protest season (real property protest to the assessor); June 1 from 2027 onward
Effective tax rate	0.5% (about \$2,602/yr on a \$539,400 home)
Assessment basis	6.7% of market value (residential)
Appeals heard by	County Assessor !' County Board of Equalization !' Board of Assessment Appeals

Protests are ANNUAL, not only in reassessment years — Colorado reassesses every 2 years (odd years) but you may protest the value every year. SB26-046 moved the real property deadline from June 8 to June 1 effective 2026-08-12, so June 1 applies from the 2027 protest season; it also raised the abatement/refund settlement threshold from \$10,000 to \$20,000 and moved personal property protests in alternate-procedure counties from June 30 to July 31. Deadlines and forms vary by county — always confirm with your local county assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive Notice of Valuation (May 1 in odd years)
- ☐ File your protest with the County Assessor by June 8 for the 2026 season (June 1 from 2027, once SB26-046 takes effect)
- ☐ Assessor responds by June 15
- ☐ If denied, appeal to County Board of Equalization (July 1–15)
- ☐ Further appeal to Board of Assessment Appeals or District Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** 50% of first \$200,000 of value for qualifying seniors (65+, 10-year residency)
- **Senior / other relief:** Senior/Veteran Homestead Exemption: 50% of first \$200,000

- **TABOR + SB23-108 cap:** SB23-108 (2023) temporarily reduced residential assessment ratio to 6.7% and capped increases

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.