Real Property Valuation

Pursuant to Colorado State General Property Tax Law, the Assessor's Office is required to appraise all real property and determine prescribed uniformity in assessments.

Property Valuation Introduction

All real property in Colorado is reappraised on a two-year cycle, in odd-numbered years. However, personal property is revalued every year. Property tax revenue supports public schools, county governments, special districts, and municipal governments. All of the revenue generated by property taxes in Cheyenne County stays within our county. Property taxes do not fund any state services.

The county assessor is responsible for discovering, listing, classifying, and valuing all property in the county in accordance with state laws. The assessor's goal is to establish accurate values of all property located within Cheyenne County, which in turn ensures that the tax burden is distributed fairly and equitably among all property owners.

Property Tax Calculation

The calculation of property tax consists of three segments: the actual value, the assessment rate, and the mill levy. The assessor establishes the actual value of the property and the classification. The Colorado Constitution states that the general assembly determines the assessment rate, and the taxing entities control the mill levies.

Establishing Value

Property is classified by the assessor according to its actual use on January 1. The property's classification determines the rate at which the property will be assessed.

Residential property is valued using the market approach to value. In this approach, the value of the subject property is based on an analysis of comparable sales. For tax years 2027 and 2028, the comparable properties must have sold between January 1, 2025, and June 30, 2026. However, if insufficient data existed during that timeframe, data from each preceding six-month period (up to a period of five years proceeding June 30, 2026) may be utilized. Cheyenne County sales dating back to July 1, 2021, was used in our analysis.

Agricultural land in Colorado is valued exclusively by the capitalization of net landlord income formula. Section 3(1)(a), article X, Colorado Constitution, provides the actual value of agricultural lands, as defined by law, must be determined solely by consideration of the earning or productive capacity of such lands capitalized at a rate as prescribed by law. The income stream to be capitalized is the economic net income, which is derived from the earning or productive capacity of the land after allowance for typical expenses. The agricultural land valuation methodology is based on a landlord-tenant relationship with the landlord's potential net agricultural income capitalized into a value indicator using a capitalization rate established by statute. Allowable expenses are those expenses which are normally incurred in whole or in part by a typical landlord. The income and expenses are an average of the ten calendar years prior to the appraisal date for a specified level of value. All income and expense information provided in this section has been reviewed by members of the agricultural industry and the assessor's agricultural committee. Additionally, they have been recommended for approval by the Statutory Advisory Committee and subsequently approved by the State Board of Equalization.

Notice of Valuation

Notices of Valuation (NOV) for all properties, except personal property, are sent out May 1 during odd-numbered years, only. Notice of Valuations for personal property are sent on June 15. *Please note: this is not a tax bill*.

The purpose of the NOV is to give notification of any change in a property's value, and inform the owner of their right to appeal the new value. During intervening years (even-numbered), only properties that have experienced a change in valuation will receive a NOV.

Appeal Process

Modern mass appraisal techniques produce accurate value estimates for the vast majority of properties. However, inaccurate property characteristics or other factors can cause properties to be overvalued or undervalued. By statute, all property owners have the right to question the classification or actual value established by the assessor each year. A process exists for protests and appeals that extend from the assessor's office to the Colorado Supreme Court.

To appeal the new value placed on the property, taxpayers may complete the form on the back of the Notice of Valuation, and return it to the County Assessor between May 1st and June 8th. All appeals must be in writing; we accept appeals in person at the Assessor's Office during regular business hours, through the mail, or emailed to the Assessor.

Please note the assessment rate is set by the State Legislature. Mill levies are set each year by taxing authorities. The mill levy determines the amount of each tax bill the goes to schools, fire districts, water, and sanitation districts, government agencies and other special districts.

For complete information regarding appeals, see the *Appeals Process link* on the Assessor's website.