



Jodi M. Amato
Las Animas County Assessor

2020 Appeal Announcement

On May 1, 2020 real property valuation appeals begin with the Assessor's office. Real property value in Colorado is determined on a two-year cycle and 2020 real property value reflects market data as of June 30, 2018. Property owners will only receive a Notice of Value this May if their property value changed due to the creation of a new lot or subdivision, new construction, an addition or remodel or other physical changes to an existing property.

By Colorado law, the 2020 real property value is based on June 30, 2018 market data. "Unfortunately, unless there is a change in our State Constitution or statutes, our hands are tied this year," said Jodi Amato, Las Animas County Assessor. "We cannot accept appeals based on taxes or effects on property value due to the present pandemic crisis. As it stands now, the economic impacts of the current pandemic will be addressed in the 2021 revaluation of all real property," Amato added.

Real property values for the 2021 reappraisal will be based on market data as of June 30, 2020 absent legislative change.

County Assessors in the state recognize the impact the COVID 19 pandemic has had on the Colorado economy this year; however assessors do not have the authority to adjust the current (2020) market value. The Colorado Assessor's Association is currently working with Colorado public officials to help find a way to address these issues. The Assessor's office urges you to contact your local state representatives regarding the COVID 19 pandemic.