

Unhappy With the County Assessor's Valuation of Your Home? Here's Help!

With all the excitement about the resurgent real estate market, the valuations just sent to every property owner by the county assessors have not received the attention usually accorded them.

Also, since the valuations are based on what your home would have sold for last June 30th, many of the valuations should be somewhat lower than what your house could sell for today. The good news is that the next two years of property tax bills will be based on that lower valuation.

Nevertheless, many homeowners are probably feeling that their home has been valued too high, resulting in higher property taxes than they believe is fair.

These valuations come out May 1st of every odd numbered year, and you are given only until the end of May to file an objection. And, like two years ago, I am offer-

ing help in filing your objection.

At www.JimSmithColumns.com and on my blog I have posted a one-page guide to the process. I posted a similar guide two years ago and readers told me it was quite useful and helped in many cases to reduce their property tax bill for the following two years.

If, after following my instructions, you need additional help, feel free to contact me or your favorite real estate professional. The Jeffco Assessor's office also provides personal assistance at 303-271-8666.

Momentum Builds to Ban Font Signatures on Real Estate Docs

Readers of this column are well aware that I have serious objections to the use of typeface signatures on real estate contracts. You can read my April 11th column at www.JimSmithColumns.com, in

which I announced that the Colorado Real Estate Commission has, at my request, put this topic on their June agenda. The Attorney General's office is researching the issue at the CREC's request.

Meanwhile, the Independent Brokers Group, at its April 25th meeting, unanimously passed my motion urging the banning of typeface signatures, and the Government Affairs Committee of the Denver Metro Association of Realtors (DMAR) has sent a recommendation to the Board of Directors (on which I sit) to pass a similar motion which I'll then convey at the CREC meeting on June 18th.

At Golden Real Estate, we have a company policy of not accepting signatures created by selecting a font. Users of CTM eContracts can disable that capability on their own contracts by clicking on "Utilities", then "eContract Settings", then unchecking "Enable CTM Font Web Signature."

REAL ESTATE TODAY



By JIM SMITH, Realtor®

This Week's Featured New Listing

Southwest Denver Bi-Level Shines in Every Way

This home is located in the neighborhood east of Kipling Street and south of Quincy Avenue. You'd think it's in Lakewood, but it's actually in the City & County of Denver. The



address is 4580 S. Everett Street. It has been carefully updated with all new carpeting, tiled floors and fresh paint inside and out. It's now move-in ready! It has only been on the market since Friday and already attracted two offers, so it may be under contract before this column is printed. Blog subscribers got to read this write-up on Monday (hint-hint).



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