similar properties that occurred in your manufalar neighborhood <u>during the base period</u> , please list horn below.       Side Priod       Side Priod       ResMultiFamily       A S OF JUNE 30         PILE       Property Addressa       Data Soid       Side Priod       ResMultiFamily       A S OF JUNE 30         COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments)       COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments)       TOTAL       S600,000         Commercial and indication of value. If your commorcial or indicating property was gal seased from July 2020 through June 2022, please see the market approach sec conducting to separate list do for competing your property was leadering produce spreare auto scale spreare auto scale spreare auto scale spreare to consider in reviewing your property value altername produce spreare auto scale spreare to consider in reviewing your property was leadering be data gathering period property axis and the during progreases see the amore approaches to value. The actual value for commercial improved in a more site inspection is necessary:       VALUATION INFORMATION: Your property may be been valued as it existed based on the market approaches to value. The actual value for commercial improved value and competer seture auto onder period was that the correst year value. The releases dort to spreare the value of property in the trans of property in the trans of property in the period on the subject property may that creases for existed on a lamary 1 of the current year value. The release and to spreare in altro value to spreare in out your setimation of ansessent to \$1,000. The actual value for commercial improved value and the current year to tapproache in out your period was the assessorie	PIN # 031002770	APPEAL FORM YOU MUST SUBMIT YOUR APPE (You may also file on-line at <u>www.ar</u> OWNER: ROGERS JAMES A	AL BY JUNE 8, 2023			ARAPAHO		NC HISI	RE OTICE ( S N (
	APPRAISAL PERIOD: Your the 24-month period beginning property, that is, an estimate o may use data going back in siz there has been an identifiable current year value or the property What is your estimate of the value	property has been valued as it existed on January 1 of the cur ing July 1, 2020 and ending June 30, 2022 (the base period). The of what it would have sold for on the open market on June 30, x-month increments from the five-year period ending June 30, trend during the base period, per Colorado Statute. You may for erty classification determined for your property.	rent year, based on sales and other he current year value represents the 2022. If data is insufficient during , 2022. Sales have been adjusted for	information gathered from e market value of your the base period, assessors or inflation and deflation when		6891 S UII	JAMES A NTA ST	Scan to see map	
ALL PROPERTY TYPES (Mainté Aperaach)         The market approach uiti/ros sales of similer properties from Jaly 1, 2020 through Jane 30, 2022. (If you bridge through Jane 30, 2022. (If you bridge that source of adacs of a santer of adacs of data gabering period. Jane 30, 2022. (If you bridge that base period has been to exclude a property has been newrectly valued, and acceases of adacs of ada	Reason for filing an appeal:					TAX YEAR	TAX AREA	PIN NUM	IBER
The matter approach utilizes asks of similar properties from Arby 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value.       Ising and the mather approach utilizes asks of similar properties from Arby 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value.         Coloradia June requires the Assessor to exclusively use the market approach to value residential property. All elses must be adjusted for inflution or deductable string estimates the assessor to exclusively use the market approach to value. Try port before that the property is the base period.       Sale Sold         EN.Z       Property: Address       Date Sold       Sale Price         Columeter V (dees not induces single-lemity hornes, condominisms or apariments).       ResMultiFamily       TOTAL       S650,000         Connect is contributed in on induction property was based and on the cort, market and income approaches to value. Use and the single-lemity was agained in the base period in the subject property, and and accurate to for address dations of the outport of the subject property was agained in the base period in the subject property, and and address period in the subject property, and and address the subject property was valued as it existed on ansaury 1 of the current year, value. The actual value above does not ref.         Price Try Concerning the Assessor's review of all available in the information or property was valued. As it is corted in property was valued as it existed on ansaury 1 of the current year, value. The actual value above does not ref.         Property was valued as it existed on property subserve value of base period property value. The actual value above does not ref.         Price Try T						2023	0010	031002	770
The mork approach alities age of similar properties from AUV 1, 1,000 through Janes 302, 202; (the base period) to develop an estimate of values. Colonable lar engines the Assessor for cellisivity use the market approach to the size period. Janes 30, 2022; If you balies to that your property has been incorrectly valued, and are avaire of sales of sinilar properties. But occurred in your insuediate neighborhood during the base period. Janes 30, 2022; If you balies to that your property has been incorrectly valued, and are avaire of sales of sinilar properties. Address       PROPERTY       CLARRENT YE         Countercial and industrial properties. Yea the information of a partial properties. Yea the sale of one constraint the use period. Janes 30, 2022; If you balies to the sade single-family homes, condominums or apartments).       Sale.Property       ResMultiFamily         Countercial and industrial properties. Yea market approach the during belies one approach, the net operating more single approach is are values of white. Hyoor countercial or induction the sage from the base period on the sade set of sales. To reproperty usa been valued as it existed to nature to approach to value. For property usa been valued as it existed on nature the period on the sade period whet walesessor to consider in reviewing your proper		ALL PROPERTY TYPES	(Market Approach)			PROPERTY ADD	DRESS		LEGAL DES
defluition to be end of the data gathering preind, lane 30, 2022. If you believe that your property has been incorrectly valued, and are avaire of sales of similar properties that occurred in your immediate neighborhood <u>during the base period</u> , place to be the moleow.       PROPERTY       CLASSIFICATION       CLASSIFICATION         PROPERTY       Property Addings       Data Sale       Sale Priore       ResMultiFamily       CLASSIFICATION       ACTUAL VAL         Commercial and industrial properties are valued as on the cost, market and income approaches to value. Using the income approache, the no operating income of sequesting into an indication of value. How comparing leased from July 2020 through June 2022, please see the market approache scored on how. Subject property, and any other information on value in grounds for subject property, and any other information on uside in reviewing your property was leased during the for each termatic occurred on the subject property, and any other information in an operating information in the base period on the subject property, and any other information on uside in reviewing your property was leased from July 2020 through June 2022, please see the memory. How property was leased during the of each termatic occurred on the subject property, and any other information on uside in reviewing your property was leased from July 2020 through June 2022, please see the memory. How property was leased during the or each termatic occurred on the subject property, and any other information in an on-site inprection is necessary:       Valuation in memory and the data set information and fields contained betrein and on any attuchment constituer mean door property may under the construer on the construe on the construer on the construe on the cons						2150 W BAKER	AVE		
COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments)         Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the not operating income is capatituded into an industrial property was leased during the data gathering period, please attach an operating statement indicating your income is equivalentials for commercial or inducting inporents, and approach, the not perpetity, and any other information you wish the Assessor to consider in neviewing your property value.         Please provide contact information if an on-site impection is necessary:	Colorado Law requires the Assessor to exclusively use the market approach to value residential property. All sales must be adjusted for inflation or deflation to the end of the data-gathering period, June 30, 2022. If you believe that your property has been incorrectly valued, and are aware of sales of similar properties that occurred in your immediate neighborhood <u>during the base period</u> , please list them below.				-		A	ACTUAL VAL	
Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating income is capitalized into an indication of value. If your commercial or industrial property was gale leased from July 2020 through June 2022, please see the market approach section above. If your property was leased during the data gathering period, please attach an operating statement indicating your income and expense amounts. Also, please attach a rent roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for comparables period in the base period on the subject property, and any other information if an on-site inspection is necessary:  Please provide contact information if an on-site inspection is necessary: Print Name Daytime Telephone / Email ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property max increase, decrease, or cernain unchanged, depending upon the Assessor's review of all available information pertinent to the property. I understand that the current year land effects attements concerning the described property. I understand that the current year land effects attement constitute true and complete statements concerning the described property. I understand that the current year land effects attements concerning the described property. I understand that the current year land effects attements concerning the described property is 26.4% and all percentage is not grounds for appeal or abatement of taxes, §39-5-121(1) are defined as all structures, buildings, fixtures, fences, and water rights acquired, §39-1-102(7), C.R.S. The tax notice you receive next jance applied to your	<u>PIN #</u>	Property Address	Date Sold		Sale Price		ResMultiFamily		
income is capitalized into an indication of value. If your commercial or industrial property was not leased from July 2020 through June 2022, please see the market approach section above. If your property was leased during the data gathering period, please attach an operating statement indicating your income and expense amounts. Also, please attach a rent roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a tist of rent comparables for competing properties. You may also submit any approperty value. Please provide contact information if an on-site inspection is necessary: Print Name Daytime Telephone / Email ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property <u>may increase, decrease, or</u> <u>remain unchanged</u> , depending upon the Assessor's review of all available information pertinent to the property. <u>Signature Date Owner Email Address</u> <u>OWNER AUTHORIZATION OF AGENT:</u> <u>Pint Owner Name Owner Signature</u> <u>Date Owner Signature</u> <u>Owner Signature</u>		COMMERCIAL PROPERTY (does not include single-f	amily homes, condominiums or ap	artments)			TOTAL		\$650,000
ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property <u>may increase, decrease, or</u> remain unchanged, depending upon the Assessor's review of all available information pertinent to the property. Signature Date Owner Email Address OWNER AUTHORIZATION OF AGENT: Print Owner Name Owner Signature Define Owner Signature	income is capitalized into an i the market approach section a income and expense amounts. list of rent comparables for co other information you wish the	indication of value. If your commercial or industrial property value. If your property was leased during the data gathering point. Also, please attach a rent roll indicating the square footage at pompeting properties. You may also submit any appraisals performed Assessor to consider in reviewing your property value.	was <u>not</u> leased from July 2020 thro eriod, please attach an operating sta nd rental rate for each tenant occup	bugh June 2022, please see atement indicating your pied space. If known, attach a		<b>VALUATION INFORMA</b> based on the market app the amount that reduces income approaches to v	<b>TION</b> : Your property proach to value. For s the valuation for ass value. The actual value	has been value property tax ye sessment to \$1,0 ue for commerc	d as it existe ar 2023, the 000. The valu ial improved
Print Owner Name Owner Signature	ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property <u>may increase, decrease, or remain unchanged</u> , depending upon the Assessor's review of all available information pertinent to the property.					value. The Residential Energy and Commercia percentage is not groun are defined as all struct acquired, §39-1-102(7)	Assessment Rate is 6 al Renewable Persona ds for appeal or abate ures, buildings, fixtur , C.R.S.	.765%, Agricul al Property is 26 ement of taxes, res, fences, and	tural is 26.46 5.4% and all §39-5-121(1 water rights
	OWNER AUTHORIZATION OF		Owner Signature	Agent Telephone					

ESTIMATED TAXES: The amount shown is merely an estimate based upon the best available information. You have the right to protest the adjustment in valuation, but not the estimate of taxes, § 39-5-121 (1), C.R.S. \$3,202.82

YOU HAVE THE RIGHT TO APPEAL YOUR PROPERTY VALUE OR ITS CLASSIFICATION.

Agent Email Address

If mailed - postmarked no later than June 8 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136

Agent Address

OF VALUATION

OT A TAX BILL



LITTLETON OFFICE 5334 S. Prince Street Littleton, CO 80120-1136

Ph: 303-795-4600 Fax: 303-797-1295 TDD: Relay-711

AURORA OFFICE 15400 E. 14th PI Suite 500 Aurora, CO 80011

Ph: 303-795-4600 Fax: 303-636-1380 TDD: Relay-711

## www.arapahoegov.com/assessor

1							
	CONTROL #		DATE				
1971-28-3-04-016		-04-016	4/15/23				
s	SCRIPTION						
0 BLK 3 SOUTHLAWN GDNS ANNEX SubdivisionCd 058300 Name SOUTHLAWN GDNS ANNEX Block 003 Lot 010							
	AR UE 2022	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020			CHANGE IN VALUE		
			\$440,000		+\$210,000		

E OF THIS FORM

ed on January 1 of the current year. The value of residential property is a catual value of the residential real property will be reduced by \$15,000 or lue of all other property is based on consideration of the market, cost, and d real property will be reduced by \$30,000 or the amount that reduces the flect the deduction.

. Your taxes will be calculated using a percentage of current year actual 4% and all other Agricultural Business is 27.9%. Commercial Renewable other commercial property is 27.9%. A change in the residential assessment 1), C.R.S. Real property includes land and improvements. Improvements s erected upon or affixed to land, whether or not title to such land has been

ar actual value. If the Senior Citizen or Disabled Veteran Property Tax ted in the current year actual value shown above.

PK Kaiser, MBA, MS, Assessor

## APPEAL PROCEDURES

APPEAL BY MAIL OR FAX: If you choose to mail or fax a written appeal, you may complete the form on the reverse side of this notice and mail or fax it to the Assessor at the address below. To preserve your right to appeal, your mailed or faxed appeal must be postmarked or transmitted no later than June 8. The Assessor's fax number is 303-797-1295.

MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

**APPEAL ON-LINE AT**: www.arapahoegov.com/assessor by June 8.

APPEAL OPTIONS: Appeals for all property types also include drop box, phone appointments and walk-in appointments. To enhance your experience, we are offering phone appointments with appraisal staff responsible for your area. You may request a phone appointment using our website by clicking on Schedule Appeal Appointment or by calling our office at 303-795-4600. Telephone hours of service for phone appointments: 303-795-4600; Monday - Friday, 7:30 a.m. - 5 p.m. Walk-in appointments may be made 05/01/2023 - 05/19/2023 only. County building doors close at 4:00 p.m.

If a property owner does not timely object to their property's valuation by 6/8/2023 12:00:00AM under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the county assessor.

ASSESSOR'S DETERMINATION: The Assessor must make a decision on your appeal and mail a Notice of Determination to you by the last regular working day in June.

APPEALING THE ASSESSOR'S DECISION: If you are not satisfied with the Assessor's determination regarding your appeal, or if you do not receive a Notice of Determination from the Assessor and wish to continue your appeal, you MUST file a written appeal with the County Board of Equalization on or before 07/15/2023.

AGENT ASSIGNMENT: If you authorize an agent to act on your behalf, attach a signed letter stating the agent's name, address, and phone number.

NOTE: Please observe the appeal deadlines; after these dates your right to appeal is lost. To preserve your appeal rights you may be required to prove you have filed a timely appeal; therefore, we recommend all correspondence be mailed with a proof of mailing (i.e. registered or certified mail).



PARCEL ID PROPERTY ADDRESS LAND DATA Land Size(Acreage) Frontage Depth BUILDING DATA Building Number Total Sq Footage Basement Sq Footage Year Built Structure Type Quality Description	031002770 2150 W BAKER AVE  0.2090 84.00 109.00  1 1788 0 1978 Wood or Steel Stud Average

## **Arapahoe County** ASSESSOR OFFICE

## Appeals will not be accepted after June 8