

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

(You may also file on-line at www.arapahoegov.com/assessor)

PIN # 033636899

OWNER: LANDRETH BENJAMIN

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 2119 W VASSAR AVE

APPRaisal PERIOD: Your property has been valued as it existed on January 1 of the current year, based on sales and other information gathered from the 24-month period beginning July 1, 2020 and ending June 30, 2022 (the base period). The current year value represents the market value of your property, that is, an estimate of what it would have sold for on the open market on June 30, 2022. If data is insufficient during the base period, assessors may use data going back in six-month increments from the five-year period ending June 30, 2022. Sales have been adjusted for inflation and deflation when there has been an identifiable trend during the base period, per Colorado Statute. You may file an appeal with the Assessor if you disagree with the current year value or the property classification determined for your property.

What is your estimate of the value of your property as of June 30, 2022

\$

Reason for filing an appeal:

ALL PROPERTY TYPES (Market Approach)

The market approach utilizes sales of similar properties from July 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value. 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 during the base period, please list them below.

PIN #

Property Address

Date Sold

Sale Price

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 net operating 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 list of rent comparables for competing properties. You may also submit any appraisals performed in the base period on the subject property, and any other information you wish the Assessor to consider in reviewing your property 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 may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property.

☐ Owner

☐ Agent

Signature

Date

Owner Email Address

OWNER AUTHORIZATION OF AGENT:

Print Owner Name

Owner Signature

Print Agent Name

Agent Signature

Date

Agent Telephone

Agent Address

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


ARAPAHOE COUNTY

REAL PROPERTY

NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Scan to see map ---->



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 Pl Suite 500

Aurora, CO 80011

Ph: 303-795-4600

Fax: 303-636-1380

TDD: Relay-711

TAX YEAR

2023

TAX AREA

0010

PIN NUMBER

033636899

CONTROL #

1971-28-3-05-169

DATE

4/15/23

PROPERTY ADDRESS

2119 W VASSAR AVE

LEGAL DESCRIPTION

THE S 125.36 FT OF LOT 25 BLK 12 SOUTHLAWN GARDENS SubdivisionCd 058250
SubdivisionName SOUTHLAWN GDNS Block 012 Lot 025

PROPERTY CLASSIFICATION

Residential

CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022

PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020

CHANGE IN VALUE

TOTAL

\$493,700

\$336,900

+\$156,800

PK Kaiser, MBA, MS, Assessor

www.arapahoegov.com/assessor

BENJAMIN LANDRETH

2119 W VASSAR AVE

ENGLEWOOD CO 80110-1132

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.

\$2,432.58

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

The comparable sales listed below were used to value your property as of the appraisal date of 06/30/22

Arapahoe County
ASSESSOR OFFICE

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).

Appeals will not be accepted after June 8

<div><div><div>ARAPAHOE COUNTY</div></div></div>						
						
	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	033636899	033551834001	034123563001	031000777001	033270258001	031002869001
STREET #	2119 W	2216 W	2280 W	2375 W	2290 S	2120 W
STREET	VASSAR	HILLSIDE	BALTIC	ILIFF	VALLEJO	BAKER
STREET TYPE	AVE	AVE	PL	AVE	ST	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		526433	401717	507960	748272	552661
Original Sale Price	0	405000	306000	450000	595000	410000
Concessions and PP	0	-4000	0	0	0	-500
Parcel Number	1971-28-3-05-169	1971-28-3-05-162	1971-28-2-21-001	1971-28-2-04-057	1971-28-2-05-066	1971-28-3-04-025
Neighborhood	789	789	789	789	789	789
Neighborhood Group	215300	215300	215300	215300	215300	215300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	157300	143000	143000	143000	143000	143000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	1954	1996	1945	1955	1985	1943
Remodel Year	2009	2020	0	2013	2021	2020
Valuation Grade	C	C	C	C	C	C
Living Area	1246	1618	1336	1199	1224	1248
Basement/Garden lvl	0	0	0	464	1200	380
Finish Bsmt/Grdn lvl	0	0	0	464	1200	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	0	0	0	0	280	0
Open Porch	250	168	0	652	92	448
Deck/Terrace	0	35	0	412	554	160
Total Bath Count	2	2	1	3	3	2
Fireplaces	0	1	0	1	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	479072	542208	396368	545183	605841	545341
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		02/19/2021	02/23/2021	12/23/2021	05/26/2021	12/23/2020
Time Adj Sale Price		526,433	401,717	507,960	748,272	552,661
Adjusted Sale Price		463,297	484,421	441,849	621,503	486,392
ADJ MKT \$	493,727					