	PIN # 033066715 C	APPEAL FORM YOU MUST SUBMIT YOUR APPEAI (You may also file on-line at <u>www.ara</u> WNER: SWANNEY DAVID I		<u>)7</u>)		ARAPAHO		NO HISIS	RE TICE (S N (
ALL PROPERTY TYPES (Market Approach) The market approach wilkers sales of family 1, 2020 drough lune 36, 2022 (the base period) to develop an stimute of value. Colorado Law requires the Assessor to exclusively use the market approach to wilke readwrial property. It also same the adjuted for inflution or diadution to the ead of the data gathering period. June 30, 2022. If you beliese that your property has been incorrectly valued, and are asser of sales of value. EBL# Exception COMMENCIAL PROPERTY (does not include angle-family hornes, condominums or approach, the or operating has ead income approach, the or operating and income approach, the or operating and exception approach to the sale and the sale period phase static as ear of the law period phase static as ear of the law period phase static as ear on the law period phase static and endotrial property was lawd during the sale and three market approach to the law period phase static as ear of the law property was lawd during the sale and trace frame formed in the base period on the sale period phase static as ear of the sales ear of the market approach thus hug law and forting the sale and trace frame formed in the base period on the sale period phase static as ear of the sales ear of the market approach that expression to value. The exception the sales ear of the market approach to value. The exception of the sale was fore the sale period phase static as ear of the sale period phase static and endotes in the creaters in the sale period phase static as ear of the sale period phase static as ear of the sale period phase static for and the sale period phase	APPRAISAL PERIOD: Your propert the 24-month period beginning July 1 property, that is, an estimate of what i may use data going back in six-month there has been an identifiable trend du current year value or the property clas What is your estimate of the value of y	y has been valued as it existed on January 1 of the current, 2020 and ending June 30, 2022 (the base period). The twould have sold for on the open market on June 30, 20 increments from the five-year period ending June 30, 2 yring the base period, per Colorado Statute. You may file sification determined for your property.	nt year, based on sales and ot current year value represents 122. If data is insufficient dur 022. Sales have been adjuste e an appeal with the Assessor	ther information gathered from s the market value of your ring the base period, assessors ed for inflation and deflation wher	n	3270 S DA	LE CT		
ALL PROPERTY TYPES (Market Approach) The market approach wilkers sales of family 1, 2020 drough lune 36, 2022 (the base period) to develop an stimute of value. Colorado Law requires the Assessor to exclusively use the market approach to wilke readwrial property. It also same the adjuted for inflution or diadution to the ead of the data gathering period. June 30, 2022. If you beliese that your property has been incorrectly valued, and are asser of sales of value. EBL# Exception COMMENCIAL PROPERTY (does not include angle-family hornes, condominums or approach, the or operating has ead income approach, the or operating and income approach, the or operating and exception approach to the sale and the sale period phase static as ear of the law period phase static as ear of the law period phase static as ear on the law period phase static and endotrial property was lawd during the sale and three market approach to the law period phase static as ear of the law property was lawd during the sale and trace frame formed in the base period on the sale period phase static as ear of the sales ear of the market approach thus hug law and forting the sale and trace frame formed in the base period on the sale period phase static as ear of the sales ear of the market approach that expression to value. The exception the sales ear of the market approach to value. The exception of the sale was fore the sale period phase static as ear of the sale period phase static and endotes in the creaters in the sale period phase static as ear of the sale period phase static as ear of the sale period phase static for and the sale period phase						T		1	
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COMMERCIAL PROPERTY (does not includes 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 approaches to rouge commercial or industrial property was leased form bit y2000 frough June 2012, plass sec the market approach. It cost is approaches to rouge commercial or industrial property was leased form bit y2000 frough June 2012, plass sec the market approach. It cost is approaches to rouge commercial or industrial property was genessed during the data gathering period. Please attach an operating statement indicating your income and complexes in indicating to your property value. Net June 2012, please sec the market approach. It could also gathering period. Sec on approaches to value. The section and counge and renal rule for each leant occupied space. If known, attach a is for each information if an on-site imperction is market approach. It coung approaches to value. The relevance approaches to value. The relevance approaches to value. The relevance approaches to value. The actual value for commercial in flue absection in the subject property, and any other information if an on-site impercient. Net June 10000. The actual value for commercial in flue absection of my property was leaded as it existed on January I of the current year value. The flue and complexe to value. The actual value for commercial in flue absection of my property was valued as it existed on January I of the current year value. The flue and the current year value of my property my increase, decrease, or retain unchanged. depending upon the Assesser's review of all available information perfinent to the property. Imdextaal dudteses Neuroperfine and commercial Renewable Personal Property is 26.448 and all percential Renewable Personal Property is 26.448 and all percential Renewable personal Property is 26.448 and all per				ed, and are aware of sales of				АСТ	
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 <u>not</u> 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 entant occupied space. If known, attach a lis of rent comparables for comparables for comparables for comparables for comparables for 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 perty may user avalued for my property <u>was</u> increase. decrease, or creanian unchanged, depending upon the Assessor's review of all available information pertorner. Date Date Date Date Date Date Date Date									¢492 200
income is capitalized into an indication of value. If your commercial or industrial property was <u>not</u> 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 com		COMMERCIAL PROPERTY (does not include single-far	nily homes, condominiums or	apartments)			TOTAL		\$483,200
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 Owner Signature	income is capitalized into an indication the market approach section above. If income and expense amounts. Also, p list of rent comparables for competing other information you wish the Assess	n of value. If your commercial or industrial property wa your property was leased during the data gathering peri lease attach a rent roll indicating the square footage and properties. You may also submit any appraisals perform sor to consider in reviewing your property value.	ts <u>not</u> leased from July 2020 to od, please attach an operating rental rate for each tenant of	through June 2022, please see g statement indicating your ccupied space. If known, attach a		VALUATION INFORMA based on the market app the amount that reduces income approaches to v	TION : Your property proach to value. For s the valuation for as ralue. The actual va	y has been valued a r property tax year ssessment to \$1,000 lue for commercial	as it existe 2023, the 0. The valu l improved
OWNER AUTHORIZATION OF AGENT:	ATTESTATION: I, the undersigned true and complete statements concern	owner/agent of this property, state that the information a ing the described property. I understand that the current	and facts contained herein an year value of my property <u>m</u>	nay increase, decrease, or	nt	value. The Residential Energy and Commercia percentage is not groun are defined as all struct	Assessment Rate is o Il Renewable Person ds for appeal or aba ures, buildings, fixtu	6.765%, Agricultur nal Property is 26.4 tement of taxes, §3	ral is 26.4% % and all 39-5-121(1
	-	Г:	<u> </u>	dress		-	-		-
	Print Agent Name	Agent Signature	Date	Agent Telephone		ESTIMATED TAXES: T	he amount shown is	merely an estimate	e based un

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

-	AR PRIOR YEAR UE ACTUAL VALUE 2022 AS OF JUNE 30, 2020		ACTUAL VALUE		CHANGE IN VALUE		
	1 BOULEVARD GARDENS ANNEX REPLAT OF LOT 18 BLK 1 Cd 005608 SubdivisionName BOULEVARD GARDENS ANNEX REPLAT LOT						
SCRIPTION							
	1971-32-4	-24-001	001 4/15/23]		
	CONTR	CONTROL # DATE					

.UE , 2022	ACTUAL VALUE AS OF JUNE 30, 2020	
	\$354,300	+\$128,900

E OF THIS FORM

ed on January 1 of the current year. The value of residential property is a ctual 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.

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. \$3,009.32

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

PK Kaiser, MBA, MS, Assessor



ADJ MKT \$

483,172



	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	033066715	034753320001	031006082001	031005256001	035358224001	031005515001
STREET #	3270 S	3110 S	3145 S	3120 S	3390 S	3121 S
STREET	DALE	BRYANT	CLAY	CLAY	DALE	BRYANT
STREET TYPE	СТ	ST	ST	ST	СТ	ST
APT #						
DWELLING	******	*******	*******	********	********	******
Time Adj Sale Price		437937	547042	441012	463769	545821
Original Sale Price	0	376000	475000	330000	355000	500000
Concessions and PP	0	-540	-6000	0	-3500	-10650
Parcel Number	1971-32-4-24-001	1971-32-4-42-001	1971-32-4-03-069	1971-32-4-02-002	1971-32-4-48-001	1971-32-4-02-029
Neighborhood	206	206	206	206	206	206
Neighborhood Group	215500	215500	215500	215500	215500	215500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	189000	189000	189000	210000	189000	210000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch					
Year Built	1955	1954	1979	1952	1943	1941
Remodel Year	2012	2019	2012	2000	2020	2012
Valuation Grade	С	С	С	С	С	С
Living Area	844	808	950	775	704	1237
Basement/Garden Ivl	480	748	950	775	0	378
Finish Bsmt/Grdn IvI	480	374	900	0	0	338
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	288	0	0	308
Detached Garage	520	0	0	0	768	0
Open Porch	0	49	262	425	0	117
Deck/Terrace	418	132	168	0	372	371
Total Bath Count	1	1	2	1	1	2
Fireplaces	0	0	0	0	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	489943	471317	542836	423162	456579	550108
VALUATION	********	*******	*******	*********	*********	******
SALE DATE		06/24/2021	06/09/2021	08/21/2020	09/17/2020	09/03/2021
Time Adj Sale Price		437,937	547,042	441,012	463,769	545,821
Adjusted Sale Price		456,563	494,149	507,793	497,133	485,656
	400 470					

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

no later than June 8. The Assessor's fax number is 303-797-1295.

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).

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

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

Appeals will not be accepted after June 8