PIN # 031015782 Property Classification: 121	APPEAL Fo YOU MUST SUBMIT YOUR AF (You may also file on-line at <u>ww</u> OWNER: SHROFF ROSHAN 2 - 1212 Single Family Residential PRO	PEAL BY JUNE 8, 2023 w.arapahoegov.com/assessor)	TMOUTH AVE	апарано	E COUNTY T	NOTIC HISIS [REALP EOF NOT ■そはほう
the 24-month period beginning Ju property, that is, an estimate of wh may use data going back in six-mo there has been an identifiable trem- current year value or the property	perty has been valued as it existed on January 1 of the ly 1, 2020 and ending June 30, 2022 (the base period hat it would have sold for on the open market on June onth increments from the five-year period ending Jun d during the base period, per Colorado Statute. You r classification determined for your property. of your property as of June 30, 2022	 The current year value represents the 30, 2022. If data is insufficient during the 30, 2022. Sales have been adjusted for 	e market value of your g the base period, assessors or inflation and deflation when	285 E DA	SHROFF RTMOUTH AVE OOD CO 80113-160	Scan to see map>	
				 F	,		
				 TAX YEAR	TAX AREA	PIN NUMBER	
				 2023	0010	031015782	19
	s of similar properties from July 1, 2020 through Jur			285 E DARTMO		LOT 2	5 & S 1/2 OI
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.				PROPERTY CURRENT CLASSIFICATION ACTUAL V AS OF JUNE			
	COMMERCIAL PROPERTY (does not include sir	ngle-family homes, condominiums or ap	partments)		Residential	\$794	-,300
income is capitalized into an indic the market approach section above income and expense amounts. Als list of rent comparables for compe- other information you wish the As	ties are valued based on the cost, market and income cation of value. If your commercial or industrial prop e. If your property was leased during the data gatheri so, please attach a rent roll indicating the square foota eting properties. You may also submit any appraisals ssessor to consider in reviewing your property value. n if an on-site inspection is necessary:	erty was <u>not</u> leased from July 2020 thro ng period, please attach an operating st ge and rental rate for each tenant occu	bugh June 2022, please see tatement indicating your pied space. If known, attach a	PROPERTY CHARAC VALUATION INFORM. based on the market ap the amount that reduce income approaches to valuation for assessme	ATION: Your property oproach to value. For es the valuation for ass value. The actual valu	has been valued as it of property tax year 2023 essment to \$1,000. Th te for commercial imp	existed on a 3, the actua be value of roved real
true and complete statements cond	ned owner/agent of this property, state that the inform cerning the described property. I understand that the on the Assessor's review of all available information j	current year value of my property <u>may</u>		Your property was val value. The Residential Energy and Commerce percentage is not grou are defined as all struc acquired, §39-1-102(7	Assessment Rate is 6 ial Renewable Persona nds for appeal or abate tures, buildings, fixtur	765%, Agricultural is l Property is 26.4% an ement of taxes, §39-5-	26.4% and ad all other 121(1), C.I
Signature	Date	Owner Email Addres	SS	 The tax notice you rec	eive next January will	be based on the curren	nt vear acti
OWNER AUTHORIZATION OF AG	GENT: Print Owner Name	Owner Signature		 Exemption has been a	-		-
Print Agent Name	Agent Signature	Date	Agent Telephone	 ESTIMATED TAXES : 7 adjustment in valuatio		-	-

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

Agent Email Address

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

	CONTR	ROL # DATE						
	1971-34-1	-14-012	4/15/23					
5	SCRIPTION							
1/2 OF 26 BLK 6 STRAYERS BDWY HTS SubdivisionCd 060100 Name STRAYERS BROADWAY HEIGHTS Block 006 Lot 025								
UE ACTU		PRIOR YEAR CTUAL VALUE OF JUNE 30, 2020		CHANGE IN VALUE				
			\$556,800		+\$237,500			

E OF THIS FORM

ed on January 1 of the current year. The value of residential property is actual 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 l 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 % 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 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.

pon the best available information. You have the right to protest the \$3,913.77

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

PK Kaiser, MBA, MS, Assessor

ARAPAHOE COUNTY		NO PHOTO AVAILABLE				
	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	031015782	031014352001	031015880001	031015740001	031014417001	031018340001
STREET #	285 E	2784 S	3001 S	3030 S	2741 S	2810 S
STREET	DARTMOUTH	LINCOLN	GRANT	SHERMAN	SHERMAN	SHERMAN
STREET TYPE	AVE			ST	ST	ST
APT #		01	01	01	01	01
DWELLING	*****	*******	*****	*****		*****
Time Adj Sale Price		625994	652642	596148	978508	849165
Original Sale Price	0	630000	655000	470000	725000	652000
Concessions and PP	0	-2500	0	0	-2000	0
Parcel Number	1971-34-1-14-012	1971-34-1-08-014	1971-34-1-14-022	1971-34-1-14-006	1971-34-1-08-020	1971-34-1-27-002
Neighborhood	264	264	264	264	264	264
Neighborhood Group	214500	214500	214500	214500	214500	214500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	196000	245000	269500	208200	245000	245000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	1 Story/Ranch	1 Story/Ranch
Year Built	1929	1905	1918	1905	1910	1949
Remodel Year	2019	2013	2008	2009	2020	2020
Valuation Grade	В	С	С	С	В	С
Living Area	1156	1340	1499	1394	1220	1115
Basement/Garden Ivl	816	0	860	0	1040	1115
Finish Bsmt/Grdn Ivl	816	0	430	0	1040	1059
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	576	400	600	0	576	440
Open Porch	64	25	0	0	72	270
Deck/Terrace	328	270	637	28	550	42
Total Bath Count	3	1	1	1	5	2
Fireplaces	1	0	1	1	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	786661	677003 ***********	714650	594616 ********	882002	764191 ********

SALE DATE		05/27/2022	04/22/2022	12/10/2020	07/01/2020	10/26/2020
Time Adj Sale Price		625,994	652,642	596,148	978,508	849,165
Adjusted Sale Price ADJ MKT \$	794,332	735,652	724,653	788,193	883,167	871,635

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).

Arapahoe County ASSESSOR OFFICE

APPEAL PROCEDURES

Appeals will not be accepted after June 8