

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 10, 2024

(You may also file on-line at [www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor))

PIN # 031032202

OWNER: TUDOR KYLE

Property Classification: 1212 - 1212 Single Family Residential    PROPERTY ADDRESS: 3252 S PENNSYLVANIA ST

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.

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>

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
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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
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OWNER AUTHORIZATION OF AGENT:

Print Owner Name	Owner Signature
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Print Agent Name	Agent Signature	Date	Agent Telephone
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Agent Address	Agent Email Address
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If mailed - postmarked no later than June 10 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136



ARAPAHOE COUNTY


REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

T H I S   I S   N O T   A   T A X   B I L L

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	TAX AREA	PIN NUMBER	AIN	DATE
2024	0010	031032202	1971-34-4-14-007	4/10/24

PROPERTY ADDRESS	LEGAL DESCRIPTION
3252 S PENNSYLVANIA ST	LOTS 13-14 BLK 6 HAWTHORN SubdivisionCd 030800 SubdivisionName HAWTHORN Block 006 Lot 013

PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2022	CHANGE IN VALUE
Residential			
TOTAL	\$1,453,200	\$435,578	+\$1,017,622

PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM

VALUATION INFORMATION: Your property was valued as it existed on January 1 of the current year. Your taxes will be calculated using a percentage of current year actual value. The Residential Assessment Rate is 7.07%, Residential Multi Family is 6.80%, Agricultural is 26.4% and all other Agricultural Business is 29%. Commercial Renewable Energy and Commercial Renewable Personal Property is 26.4% and all other commercial property is 29%. A change in the residential assessment percentage is not grounds for appeal or abatement of taxes, §39-5-121(1), C.R.S. Real property includes land and improvements. Improvements are defined as all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired, §39-1-102(7), C.R.S.

The tax notice you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected 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.

\$7,227.11

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

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS

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 10. 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.arapahoeco.gov/assessor by June 10.

**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 05/01/2024 - 5/20/2024 only. County building doors close at 4:00 p.m.

If a property owner does not timely object to their property's valuation by 6/10/2024 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 07/15/2024.

**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 10**

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	<b>SUBJECT</b> *****	<b>SALE 1</b> *****	<b>SALE 2</b> *****	<b>SALE 3</b> *****	<b>SALE 4</b> *****	<b>SALE 5</b> *****
PARCEL ID	031032202	035159809001	033125223001	031016681001	031018439001	035196551001
STREET #	3252 S	3124 S	3301 S	3042 S	2875 S	3226 S
STREET	PENNSYLVANIA	GRANT	OGDEN	PEARL	GRANT	OGDEN
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1357272	1441615	1212660	1317962	1195863
Original Sale Price	0	1260000	1250000	900000	1010000	875000
Concessions and PP	0	0	-1200	0	-3000	0
Parcel Number	1971-34-4-14-007	1971-34-4-05-019	1971-35-3-21-026	1971-34-1-18-006	1971-34-1-27-011	1971-35-3-11-029
Neighborhood	600	600	600	600	600	600
Neighborhood Group	214120	214120	214120	214120	214120	214120
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	310000	310000	372000	310000	310000	310000
Improvement Type	Contemporary	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	2022	2017	2017	2014	2020	2016
Remodel Year	0	0	0	0	0	0
Valuation Grade	A	A	A	A	A	A
Living Area	2862	2772	2714	2874	2471	2544
Basement/Garden lvl	1444	1288	1422	1426	1230	1317
Finish Bsmt/Grdn lvl	1334	1006	1246	0	1104	913
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	636	0	612	480	0
Detached Garage	460	0	616	0	0	828
Open Porch	186	256	320	176	543	304
Deck/Terrace	140	466	991	0	50	600
Total Bath Count	4	5	4	4	4	4
Fireplaces	1	1	1	1	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1593099	1429049	1569734	1404537	1439496	1394067
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/16/2021	08/12/2021	10/16/2020	12/28/2020	09/17/2020
Time Adj Sale Price		1,357,272	1,441,615	1,212,660	1,317,962	1,195,863
Adjusted Sale Price		1,521,322	1,464,980	1,401,222	1,471,565	1,394,895
ADJ MKT \$	1,453,227					