APPEAL FORM
YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023
(You may also file on-line at www.arapahoegov.com/assessor)

PIN # 031033683 OWNER: FRANCISCO CONRADO JR

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 3323 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.

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

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

ARAPAHOE COUNTY

REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

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

FRANCISCO, CONRADO JR &
ELEANOR T
3323 S PENNSYLVANIA ST
ENGLEWOOD CO 80113-2719

AURORA OFFICE
15400 E. 14th Pl Suite 500
Aurora, CO 80011
Ph: 303-795-4600
Fax: 303-636-1380
TDD: Relay-711

www.arapahoegov.com/assessor

TAX YEAR	TAX AREA	PIN NUMBER	CONTROL #	DATE
2023	0010	031033683	1971-34-4-20-021	4/15/23

PROPERTY ADDRESS	LEGAL DESCRIPTION
3323 S PENNSYLVANIA ST	LOTS 44-45 BLK 4 WEST VIEW SubdivisionCd 066100 SubdivisionName WEST VIEW Block 004 Lot 044

PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020	CHANGE IN VALUE
Residential			
TOTAL	$498,000	$368,300	+$129,700

PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM

VALUATION INFORMATION: Your property has been valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. For property tax year 2023, the actual value of the residential real property will be reduced by $15,000 or the amount that reduces the valuation for assessment to $1,000. The value of all other property is based on consideration of the market, cost, and income approaches to value. The actual value for commercial improved real property will be reduced by $30,000 or the amount that reduces the valuation for assessment to $1,000. The actual value above does not reflect the deduction.

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 6.765%, Agricultural is 26.4% and all other Agricultural Business is 27.9%. Commercial Renewable Energy and Commercial Renewable Personal Property is 26.4% and all other commercial property is 27.9%. 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.

$2,453.84

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

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	**********	**********	**********	**********	**********	**********
PARCEL ID	031033683	031029619001	031032075001	031032041001	031030048001	031034744001
STREET #	3323 S	3130 S	3251 S	3269 S	3158 S	3429 S
STREET	PENNSYLVANIA	PEARL	PENNSYLVANIA	PENNSYLVANIA	LOGAN	GRANT
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING	**********	**********	**********	**********	**********	**********
Time Adj Sale Price		488236	499378	513895	628440	509184
Original Sale Price	0	490000	390000	507100	600000	450000
Concessions and PP	0	0	-1500	0	0	-7000
Parcel Number	1971-34-4-20-021	1971-34-4-02-004	1971-34-4-13-019	1971-34-4-13-016	1971-34-4-04-008	1971-34-4-28-016
Neighborhood	1054	1054	1054	1054	1054	1054
Neighborhood Group	214500	214500	214500	214500	214500	214500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	237000	237000	237000	237000	213300	237000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	1920	1920	1925	1910	1924	1918
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	858	897	856	888	936	816
Basement/Garden lvl	768	728	712	816	744	216
Finish Bsmt/Grdn lvl	0	0	0	160	664	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	320	0	0	0	0	0
Detached Garage	0	0	572	500	440	240
Open Porch	0	173	0	154	42	77
Deck/Terrace	200	0	270	0	72	161
Total Bath Count	1	1	1	1	2	1
Fireplaces	0	0	0	0	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	506065	501934	534108	545362	566856	486534
VALUATION	**********	**********	**********	**********	**********	**********
SALE DATE		04/29/2022	11/25/2020	03/11/2022	01/11/2022	07/06/2021
Time Adj Sale Price		**488,236**	**499,378**	**513,895**	**628,440**	**509,184**
Adjusted Sale Price		**492,367**	**471,335**	**474,598**	**567,649**	**528,715**
ADJ MKT $	**498,025**					

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