

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031036861

OWNER: MANSFIELD FORSYTHE REVOCABLE LIVING TRUST

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 1231 E BATES PKY

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

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

AURORA OFFICE  
15400 E. 14th Pl Suite 500  
Aurora, CO 80011

Ph: 303-795-4600  
Fax: 303-636-1380  
TDD: Relay-711

MANSFIELD FORSYTHE REVOCABLE LIVING TRUST  
3612 E DAVIES PL  
CENTENNIAL CO 80122-2086

www.arapahoegov.com/assessor

TAX YEAR	TAX AREA	PIN NUMBER	CONTROL #	DATE				
2023	0010	031036861	1971-35-2-08-003	4/15/23				
PROPERTY ADDRESS			LEGAL DESCRIPTION					
1231 E BATES PKY			E 3 FT OF LOT 9 & LOT 10 EX E 2 FT BLK 1 KIMBLE KROFT PARK Township T4S FOR FULL LEGAL DESCRIPTION CONTACT THE ASSESSORS OFFICE					
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		\$639,400		\$447,300		+\$192,100		

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.  
\$3,150.59

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



NO PHOTO  
AVAILABLE

NO PHOTO  
AVAILABLE

NO PHOTO  
AVAILABLE

NO PHOTO  
AVAILABLE

NO PHOTO  
AVAILABLE

PARCEL ID STREET # STREET STREET TYPE APT # DWELLING	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
	031036861	031037166001	031037689001	031037719001	031036399001	031035422001
	1231 E	1510 E	2961 S	2900 S	2856 S	1130 E
	BATES	AMHERST	EMERSON	EMERSON	CLARKSON	YALE
	PKY	AVE	ST	ST	CIR	AVE
	*****	*****	*****	*****	*****	*****
	774200	637000	839609	760244	820750	
	775000	637000	635000	620000	625000	
	-800	0	-4000	0	0	
1971-35-2-08-003	1971-35-2-09-014	1971-35-2-12-011	1971-35-2-13-001	1971-35-2-05-003	1971-35-2-00-041	
266	266	266	266	266	266	
214750	214750	214750	214750	214750	214750	
1220	1220	1220	1220	1220	1220	
290000	290000	290000	348000	290000	319000	
Traditional	Traditional	Traditional	Traditional	Traditional	Traditional	
1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	
1960	1958	1958	1958	1946	1938	
0	0	0	0	0	0	
C	C	C	C	C	C	
1265	1148	1131	1124	1288	1268	
0	1148	0	1124	1032	1060	
0	1033	0	1076	972	1012	
0	0	0	0	0	0	
275	308	209	0	297	0	
0	484	0	440	0	600	
0	312	0	0	244	0	
70	0	240	128	252	96	
2	2	1	3	2	2	
0	0	0	1	1	1	
0	0	0	0	0	0	
645725	790699	650646	855013	761268	785893	
VALUATION	*****	*****	*****	*****	*****	
SALE DATE	06/17/2022	05/05/2022	09/24/2020	03/03/2021	10/19/2020	
Time Adj Sale Price	774,200	637,000	839,609	760,244	820,750	
Adjusted Sale Price	629,226	632,079	630,321	644,701	680,582	
ADJ MKT \$	639,449					

## 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.arapahogov.com/assessor](http://www.arapahogov.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**