APPRAISAL PERIOD: Your J the 24-month period beginning property, that is, an estimate of may use data going back in six	APPEAL FOI YOU MUST SUBMIT YOUR APP (You may also file on-line at www. OWNER: WILSON JAMES W 212 - 1212 Single Family Residential PROPE property has been valued as it existed on January 1 of the c g July 1, 2020 and ending June 30, 2022 (the base period). f what it would have sold for on the open market on June 3 -month increments from the five-year period ending June 3	PEAL BY JUNE 8, 2023 .arapahoeqov.com/assessor) ERTY ADDRESS: 1251 E BA current year, based on sales and other The current year value represents th 0, 2022. If data is insufficient during 30, 2022. Sales have been adjusted for	TES PKY er information gathered from ne market value of your g the base period, assessors for inflation and deflation when		WILSON,	JAMES W	NOTIC HISIS Scan to see map>	REAL P E OF N O T
	rty classification determined for your property. lue of your property as of June 30, 2022	\$				HERMAN ST CO 80210-2215		
					TAX YEAR	TAX AREA	PIN NUMBER	
					2023	0010	031036879	19
	ALL PROPERTY TYPE	S (Market Approach)			PROPERTY AD	DRESS	LEGAL	DESCRIP
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					PROPERTY CUF			OF LOT 10 JLL LEGAL
similar properties that occurred	d in your immediate neighborhood <u>during the base period</u> , j Property Address	please list them below. Date Sold		Sale Price	CLA	SSIFICATION	ACTUAL AS OF JUNE	
						Residential		
	COMMERCIAL PROPERTY (does not include single	e-family homes, condominiums or ap	partments)			TOTAL	\$665,4	400
income is capitalized into an ir the market approach section ab income and expense amounts. list of rent comparables for con other information you wish the	perties are valued based on the cost, market and income ap ndication of value. If your commercial or industrial propert pove. If your property was leased during the data gathering Also, please attach a rent roll indicating the square footage mpeting properties. You may also submit any appraisals pe e Assessor to consider in reviewing your property value. ation if an on-site inspection is necessary:	ty was <u>not</u> leased from July 2020 thro period, please attach an operating st e and rental rate for each tenant occup	ough June 2022, please see tatement indicating your upied space. If known, attach a		<b>VALUATION INFORM</b> based on the market a the amount that reduce income approaches to	ATION: Your property pproach to value. For es the valuation for ass value. The actual valu	wn on the reverse has been valued as it ex property tax year 2023, sessment to \$1,000. The ue for commercial impro- ual value above does no	tisted on the actuation of value of over the constraint of the con
true and complete statements c	D signed owner/agent of this property, state that the informat concerning the described property. I understand that the cu upon the Assessor's review of all available information per	nrent year value of my property may			value. The Residential Energy and Commerc percentage is not grou	Assessment Rate is 6 ial Renewable Persona nds for appeal or abate tures, buildings, fixtur	nuary 1 of the current y .765%, Agricultural is 2 il Property is 26.4% and ement of taxes, §39-5-1 res, fences, and water rig	26.4% and l all other 21(1), C.I
Signature	Date	Owner Email Addres	288		The tay notice you	aiva navt Ionnom mill	he based on the summer	Voor
OWNER AUTHORIZATION OF	AGENT:				-	-	be based on the current tial property, it is not rel	-
	Print Owner Name	Owner Signature			Exemption has been a	Price to your resident	and property, it is not lef	
Print Agent Name	Agent Signature	Date	Agent Telephone				nerely an estimate base of taxes, § 39-5-121 (1	-

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

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	OL #	DATE					
	1971-35-2-08-004		4/15/23					
s	SCRIPTION							
			FT BLK 1 KIMBLE KROU					
_	AR UE 2022	-	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020		CHANGE IN VALUE			
			\$450.000		- #212.000			
			\$452,800		+\$212,600			

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 ue 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.

on the best available information. You have the right to protest the \$3,278.71

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

PK Kaiser, MBA, MS, Assessor

ARAPAHOE COUNTY		NO PHOTO AVAILABLE	NO PHOTO AVAILABLE AVAILABLE		NO PHOTO AVAILABLE	NO PHOTO AVAILABLE
	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	031036879	031037166001	031037689001	031036399001	031037719001	031035422001
STREET #	1251 E	1510 E	2961 S	2856 S	2900 S	1130 E
STREET	BATES	AMHERST	EMERSON	CLARKSON	EMERSON	YALE
STREET TYPE	PKY	AVE	ST	CIR	ST	AVE
APT #		, <u>_</u>	01	ont	01	,
DWELLING	*****	*******	****	*****	*****	******
Time Adj Sale Price		774200	637000	760244	839609	820750
Original Sale Price	0	775000	637000	620000	635000	625000
Concessions and PP	0	-800	0	0	-4000	0
Parcel Number	1971-35-2-08-004	1971-35-2-09-014	1971-35-2-12-011	1971-35-2-05-003	1971-35-2-13-001	1971-35-2-00-041
Neighborhood	266	266	266	266	266	266
Neighborhood Group	214750	214750	214750	214750	214750	214750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	290000	290000	290000	290000	348000	319000
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	1961	1958	1958	1946	1958	1938
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	1355	1148	1131	1288	1124	1268
Basement/Garden Ivl	0	1148	0	1032	1124	1060
Finish Bsmt/Grdn IvI	0	1033	0	972	1076	1012
Walkout Basement	0	0	0	0	0	0
Attached Garage	275	308	209	297	0	0
Detached Garage	396	484	0	0	440	600
Open Porch	0	312	0	244	0	0
Deck/Terrace	70	0	240	252	128	96
Total Bath Count	1	2	1	2	3	2
Fireplaces	0	0	0	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	670937	790699	650646	761268	855013	785893
VALUATION	*********	*********	********	********	********	******
SALE DATE		06/17/2022	05/05/2022	03/03/2021	09/24/2020	10/19/2020
Time Adj Sale Price		774,200	637,000	760,244	839,609	820,750
Adjusted Sale Price		654,438	657,291	669,913	655,533	705,794
ADJ MKT \$	665,430					

## 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).

# **Arapahoe County** ASSESSOR OFFICE

### Appeals will not be accepted after June 8