

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 # 031036925

OWNER: ECHANDY LINNETTE S

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 1351 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 10 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136




ARAPAHOE COUNTY

REAL PROPERTY

NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Scan to see map ---->



LITTLETON OFFICE

5334 S. Prince Street

Littleton, CO 80120-1136

AURORA OFFICE

15400 E. 14th Pl Suite 500

Aurora, CO 80011

Ph: 303-795-4600

Fax: 303-797-1295

TDD: Relay-711

Ph: 303-795-4600

Fax: 303-636-1380

TDD: Relay-711

LINNETTE S ECHANDY

1351 E BATES PKWY

ENGLEWOOD CO 80113-1760

PK Kaiser, MBA, MS, Assessor

[www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor)

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE		
2024	0010	031036925	1971-35-2-08-009	4/10/24		
PROPERTY ADDRESS		LEGAL DESCRIPTION				
1351 E BATES PKY		LOT 16 EX SWLY 15 FRONT FT ALL 17 EX NELY 15 FT BLK 1 KIMBLE KROFT PARK 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, 2022	CHANGE IN VALUE		
Residential						
TOTAL		\$856,800	\$793,200	+\$63,600		

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.

\$4,261.10

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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	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	031036925	031035279001	031036909001	031036968001	031037476001	031035295001
STREET #	1351 E	2975 S	1311 E	1350 E	1411 E	2995 S
STREET	BATES	OGDEN	BATES	AMHERST	BATES	OGDEN
STREET TYPE	PKY	ST	PKY	AVE	PKY	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		936458	773000	877019	823193	768433
Original Sale Price	0	890000	773000	850525	686000	685000
Concessions and PP	0	0	0	-3000	-5000	0
Parcel Number	1971-35-2-08-009	1971-35-2-00-026	1971-35-2-08-007	1971-35-2-08-013	1971-35-2-11-012	1971-35-2-00-028
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	290000	261000
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	1947	1954	1954	1949	1952	1954
Remodel Year	2022	2021	2009	2019	2010	2012
Valuation Grade	C	C	C	C	C	C
Living Area	1270	1323	1182	962	1425	1075
Basement/Garden lvl	962	1050	962	962	1125	1075
Finish Bsmt/Grdn lvl	865	1002	718	962	1125	1021
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	400	0	0	240	276
Detached Garage	484	0	441	420	0	0
Open Porch	78	100	220	282	274	0
Deck/Terrace	253	416	326	338	0	1209
Total Bath Count	2	2	2	2	2	2
Fireplaces	0	2	0	0	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	847226	926540	771969	815996	815443	804061
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		01/21/2022	04/15/2022	02/23/2022	04/30/2021	09/08/2021
Time Adj Sale Price		936,458	773,000	877,019	823,193	768,433
Adjusted Sale Price		857,144	848,257	908,249	854,976	811,598
ADJ MKT \$	856,787					