APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031037000

OWNER: KALAN LAUREN

What is your estimate of the value of your property as of June 30, 2022

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 1270 E AMHERST AVE

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.

		ALL PROF	PERTY TYPES (Mark	et Approach)		
The market approach in	tilizes sales of similar on	operties from July 1, 2020 th	nrough June 30, 202	2 (the base period) to develo	on an estimate of value.	
	•	ely use the market approach	•	• •	•	
_		June 30, 2022. If you believ	_	= -	-	
similar properties that of	occurred in your immedia	ate neighborhood during the	base period, please l	ist them below.		
<u>PIN #</u>	Property A	<u>Address</u>		<u>Date Sold</u>		<u>Sale Pri</u>
income is capitalized in	rial properties are valued	RCIAL PROPERTY (does not d based on the cost, market an the first the discount of the discou	nd income approache strial property was <u>n</u>	es to value. Using the incomot leased from July 2020 thr	e approach, the net operating ough June 2022, please see	g
income is capitalized in the market approach sec income and expense an list of rent comparables	trial properties are valued ato an indication of value ction above. If your prop nounts. Also, please attac s for competing propertie	l based on the cost, market a	nd income approache strial property was <u>n</u> ata gathering period, quare footage and rea appraisals performed	es to value. Using the incomot leased from July 2020 thr please attach an operating s tal rate for each tenant occu	e approach, the net operating rough June 2022, please see statement indicating your upied space. If known, attach	-
income is capitalized in the market approach se- income and expense an list of rent comparables other information you v	trial properties are valued ato an indication of value ction above. If your prop nounts. Also, please attac s for competing propertie	It based on the cost, market and the cost of the cost	nd income approache strial property was <u>n</u> ata gathering period, quare footage and rea appraisals performed	es to value. Using the incomot leased from July 2020 thr please attach an operating s tal rate for each tenant occu	e approach, the net operating rough June 2022, please see statement indicating your upied space. If known, attach	-
income is capitalized in the market approach se- income and expense an list of rent comparables other information you v	trial properties are valued ato an indication of value ction above. If your prop nounts. Also, please attac is for competing propertie wish the Assessor to cons	It based on the cost, market and the cost of the cost	nd income approache strial property was <u>n</u> ata gathering period, quare footage and ren appraisals performed erty value.	es to value. Using the incomot leased from July 2020 thr please attach an operating s tal rate for each tenant occu	e approach, the net operating rough June 2022, please see statement indicating your upied space. If known, attach	-
income is capitalized in the market approach sec income and expense am list of rent comparables other information you v Please provide contact Print Name ATTESTATION: I, the true and complete state	trial properties are valued nto an indication of value ction above. If your prop nounts. Also, please attacts for competing propertie wish the Assessor to constinformation if an on-site e undersigned owner/age ments concerning the designed of the strength of the strengt	It based on the cost, market and the cost of the cost	nd income approaches strial property was nata gathering period, quare footage and reappraisals performed entry value. Daytime	es to value. Using the incomot leased from July 2020 the please attach an operating so that rate for each tenant occur in the base period on the sufficient of the sufficient	e approach, the net operating rough June 2022, please see statement indicating your upied space. If known, attachabject property, and any	1 a
income is capitalized in the market approach sec income and expense am list of rent comparables other information you v Please provide contact Print Name ATTESTATION: I, the true and complete state	trial properties are valued nto an indication of value ction above. If your prop nounts. Also, please attacts for competing propertie wish the Assessor to constinformation if an on-site e undersigned owner/age ments concerning the designed of the strength of the strengt	It based on the cost, market and a set. If your commercial or induserty was leased during the dech a rent roll indicating the sets. You may also submit any sider in reviewing your proper inspection is necessary:	nd income approaches strial property was nata gathering period, quare footage and reappraisals performed entry value. Daytime	es to value. Using the incomot leased from July 2020 the please attach an operating so that rate for each tenant occur in the base period on the sufficient of the sufficient	e approach, the net operating rough June 2022, please see statement indicating your upied space. If known, attachabject property, and any	- 1 a
income is capitalized in the market approach serincome and expense am list of rent comparables other information you verselesse provide contact approach in the print Name ATTESTATION: I, the true and complete state remain unchanged, dep	trial properties are valued nto an indication of value ction above. If your proposed nounts. Also, please attacts for competing properties wish the Assessor to constitution if an on-site e undersigned owner/age ments concerning the designed upon the Assessor	It based on the cost, market and a set. If your commercial or induserty was leased during the dech a rent roll indicating the sets. You may also submit any sider in reviewing your proper inspection is necessary:	nd income approaches strial property was nate gathering period, quare footage and reappraisals performed erty value. Daytime the information and and that the current yet formation pertinent to the striated approach to the company of the company of the current yet formation pertinent to the striated approach to the current yet formation pertinent to the striated approach to the current yet formation pertinent to the striated approach to the current yet formation pertinent to the striated approach to the striated ap	es to value. Using the incomet leased from July 2020 threshold please attach an operating statal rate for each tenant occur in the base period on the sufficient of the suffic	e approach, the net operating rough June 2022, please see statement indicating your upied space. If known, attachabject property, and any	- 1 a
income is capitalized in the market approach sec income and expense an list of rent comparables other information you v Please provide contact: Print Name ATTESTATION: I, the true and complete state: remain unchanged, dep	trial properties are valued not an indication of value ction above. If your proposition above. If your proposition above, please attacts for competing properties wish the Assessor to constitution if an on-site e undersigned owner/age ments concerning the designed in the Assessor to constitution of the Assessor to con	It based on the cost, market and a set. If your commercial or induserty was leased during the dech a rent roll indicating the sets. You may also submit any sider in reviewing your proper inspection is necessary:	nd income approaches strial property was nate gathering period, quare footage and reappraisals performed erty value. Daytime the information and and that the current yet formation pertinent to the striated approach to the company of the company of the current yet formation pertinent to the striated approach to the current yet formation pertinent to the striated approach to the current yet formation pertinent to the striated approach to the current yet formation pertinent to the striated approach to the striated ap	es to value. Using the incomet leased from July 2020 threshold please attach an operating statal rate for each tenant occur in the base period on the sufficient of the suffic	e approach, the net operating rough June 2022, please see statement indicating your upied space. If known, attachabject property, and any	- 1 a

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



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

LAUREN KALAN 1270 E AMHERST AVE ENGLEWOOD CO 80113-1753

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

	DATE	ONTROL#	MBER	PIN NU	TAX AREA	TAX YEAR		
	4/15/23	-35-2-08-017	7000	03103	0010	2023		
LEGAL DESCRIPTION					PROPERTY ADDRESS			
LOT 5 BLK 1 KIMBLE KROFT PARK Township T4S MapPlatB 1950 MapPlatP 9999 SubdivisionCd 038350 SubdivisionName KIMBLE KROFT PARK Block 001 Lot 005				1270 E AMHERST AVE				
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		CURRENT YEAR ACTUAL VALUE S OF JUNE 30, 2022		PROPERTY CLASSIFICATION			
					Residential			
+\$309,500	\$492,100		\$801,600		TOTAL			

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.

\$3,949.82

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



| NO PHOTO |
|-----------|-----------|-----------|-----------|-----------|
| AVAILABLE | AVAILABLE | AVAILABLE | AVAILABLE | AVAILABLE |
| | | | | |

	SUBJECT ********	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	031037000	031037000001	031036348001	031036968001	031035295001	031036909001
STREET#	1270 E	1270 E	1150 E	1350 E	2995 S	1311 E
STREET	AMHERST	AMHERST	AMHERST	AMHERST	OGDEN	BATES
STREET TYPE	AVE	AVE	AVE	AVE	ST	PKY
APT#						
DWELLING	******	******	******	******	******	******
Time Adj Sale Price		815940	737615	877019	768433	773000
Original Sale Price	675000	675000	725000	850525	685000	773000
Concessions and PP	0	0	0	-3000	0	0
Parcel Number	1971-35-2-08-017	1971-35-2-08-017	1971-35-2-04-020	1971-35-2-08-013	1971-35-2-00-028	1971-35-2-08-007
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	261000	290000
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	1949	1949	1941	1949	1954	1954
Remodel Year	2012	2012	2012	2019	2012	2009
Valuation Grade	С	С	С	С	С	С
Living Area	888	888	951	962	1075	1182
Basement/Garden Ivl	888	888	937	962	1075	962
Finish Bsmt/Grdn IvI	844	844	884	962	1021	718
Walkout Basement	0	0	0	0	0	0
Attached Garage	242	242	414	0	276	0
Detached Garage	0	0	0	420	0	441
Open Porch	132	132	0	282	0	220
Deck/Terrace	0	0	25	338	1209	326
Total Bath Count	2	2	2	2	2	2
Fireplaces	1	1	1	0	1	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	757397	757397	769028	815996	816836	771969
VALUATION	*******	*******	******	*******	*******	*******
SALE DATE		04/29/2021	03/15/2022	02/23/2022	09/08/2021	04/15/2022
Time Adj Sale Price		815,940	737,615	877,019	768,433	773,000
Adjusted Sale Price		815,940	725,984	818,420	708,994	758,428
ADJ MKT \$	801,569					

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