APPRAISAL PERIOD: You	YOU MUST SUBMIT YOU (You may also file on-line a OWNER: SHELLEY R LANE REVC : 1212 - 1212 Single Family Residential ur property has been valued as it existed on January 1	PROPERTY ADDRESS: 1551 E B I of the current year, based on sales and ot	ATES PKY		АКАРАНО		NO HISI Scan to see map -	RI DTICE (S N (
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.				SHELLEY R LANE REVOCABLE LIVING TRUST 1551 E BATES PKWY ENGLEWOOD CO 80113-1764				
Reason for filing an appeal:								
					TAX YEAR	TAX AREA	PIN NUM	BER
					2023	0010	0310371	131
	ALL PROPER	TY TYPES (Market Approach)			PROPERTY ADD	DRESS	1	LEGAL DES
	es sales of similar properties from July 1, 2020 throu		-		1551 E BATES F	1551 E BATES PKY E		
deflation to the end of the da	quires the Assessor to exclusively use the market approach to value residential property. All sales must be adjusted for inflation or nd of the data-gathering period, June 30, 2022. If you believe that your property has been incorrectly valued, and are aware of sales of s that occurred in your immediate neighborhood during the base period, please list them below. Property Address Date Sold Sale Price		Sale Price	PROPERTY CLASSIFICATION		AC	CURRENT YE ACTUAL VAL AS OF JUNE 30,	
						Residential		¢000 700
	COMMERCIAL PROPERTY (does not inclu properties are valued based on the cost, market and in				PROPERTY CHARACT			\$680,700
income is capitalized into an the market approach section income and expense amounts list of rent comparables for c other information you wish t	a indication of value. If your commercial or industria a above. If your property was leased during the data g ts. Also, please attach a rent roll indicating the square competing properties. You may also submit any appr the Assessor to consider in reviewing your property mation if an on-site inspection is necessary:	I property was <u>not</u> leased from July 2020 t gathering period, please attach an operating e footage and rental rate for each tenant oc raisals performed in the base period on the value.	hrough June 2022, please see statement indicating your cupied space. If known, attach a		VALUATION INFORMA based on the market app the amount that reduces income approaches to v valuation for assessmen	proach to value. For s the valuation for as value. The actual va	r property tax yea ssessment to \$1,00 lue for commercia	ar 2023, the 00. The val- ial improved
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. Image: Concerning the described property of all available information pertinent to the property.				Your property was valued as it existed on January 1 of the current year. value. The Residential Assessment Rate is 6.765%, Agricultural is 26.4% Energy and Commercial Renewable Personal Property is 26.4% and all percentage is not grounds for appeal or abatement of taxes, §39-5-121(1 are defined as all structures, buildings, fixtures, fences, and water rights acquired, §39-1-102(7), C.R.S.				
Signature	Date	Owner Email Add	dress		The tax notice you rece	ive next Januarv wi	ll be based on the	e current ver
OWNER AUTHORIZATION C	OF AGENT: Print Owner Name	Owner Signature			Exemption has been ap	-		-
Print Agent Name	Agent Signature	Date	Agent Telephone		ESTIMATED TAXES : T. adjustment in valuation		-	-
Agent Address		Agent Email Address			ungustinent ill valuation	, out not the countat	2 51 unes, g 57-5"	\$3.

mall Address		

If mailed - postmarked no later than June 8 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136

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

	CONTROL #		DATE					
	1971-35-2-09-011		4/15/23					
S	SCRIPTION							
1	OF LOT 19 & W 45.32 FT OF LOT 20 BLK 2 KIMBLE KROFT PARK LEGAL DESCRIPTION CONTACT THE ASSESSORS OFFICE							
-	AR UE 2022	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020			CHANGE IN VALUE			

DE OF THIS FORM

ed on January 1 of the current year. The value of residential property is e actual value of the residential real property will be reduced by \$15,000 or lue of all other property is based on consideration of the market, cost, and ed real property will be reduced by \$30,000 or the amount that reduces the eflect the deduction.

. Your taxes will be calculated using a percentage of current year actual 4% 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 s 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.

pon the best available information. You have the right to protest the C.R.S. \$3,354.10

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

PK Kaiser, MBA, MS, Assessor

ARAPAHOE COUNTY		NO PHOTO AVAILABLE				
	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	031037131	031036917001	031037166001	031037719001	031036399001	031037689001
STREET #	1551 E	1331 E	1510 E	2900 S	2856 S	2961 S
STREET	BATES	BATES	AMHERST	EMERSON	CLARKSON	EMERSON
STREET TYPE	PKY	PKY	AVE	ST	CIR	ST
APT #				01	Onv	01
DWELLING	********	*******	********	********	*****	*********
Time Adj Sale Price		681242	774200	839609	760244	637000
Original Sale Price	0	598000	775000	635000	620000	637000
Concessions and PP	0	0	-800	-4000	0	0
Parcel Number	1971-35-2-09-011	1971-35-2-08-008	1971-35-2-09-014	1971-35-2-13-001	1971-35-2-05-003	1971-35-2-12-011
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	348000	290000	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	1950	1947	1958	1958	1946	1958
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	962	962	1148	1124	1288	1131
Basement/Garden Ivl	962	962	1148	1124	1032	0
Finish Bsmt/Grdn IvI	913	762	1033	1076	972	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	220	308	0	297	209
Detached Garage	264	0	484	440	0	0
Open Porch	90	78	312	0	244	0
Deck/Terrace	16	0	0	128	252	240
Total Bath Count	2	2	2	3	2	1
Fireplaces	0	0	0	1	1	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	686654	684065	790699	855013	761268	650646
VALUATION	******	********	*****	*********	*********	*******
SALE DATE		08/18/2021	06/17/2022	09/24/2020	03/03/2021	05/05/2022
Time Adj Sale Price		681,242	774,200	839,609	760,244	637,000
Adjusted Sale Price		683,831	670,155	671,250	685,630	673,008
ADJ MKT \$	680,652					

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