

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031037255

OWNER: PENDLETON FAMILY TRUST

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 1511 E BATES 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.

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

THIS IS NOT A TAX BILL

Scan to see map ---->



PENDLETON FAMILY TRUST

1511 E BATES AVE

ENGLEWOOD CO 80113-3005

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

www.arapahoegov.com/assessor

TAX YEAR	TAX AREA	PIN NUMBER	CONTROL #	DATE
2023	0010	031037255	1971-35-2-10-005	4/15/23
PROPERTY ADDRESS		LEGAL DESCRIPTION		
1511 E BATES AVE		LOT 12 BLK 3 KIMBLE KROFT PARK Township T4S MapPlatB 1950 MapPlatP 9999 SubdivisionCd 038350 SubdivisionName KIMBLE KROFT PARK Block 003 Lot 012		
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	\$804,100	\$543,800	+\$260,300	

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.

\$3,962.13

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



SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
*****	*****	*****	*****	*****	*****
031037255	031036909001	031035295001	031036968001	031035279001	031036348001
1511 E	1311 E	2995 S	1350 E	2975 S	1150 E
BATES	BATES	OGDEN	AMHERST	OGDEN	AMHERST
AVE	PKY	ST	AVE	ST	AVE
*****	*****	*****	*****	*****	*****
	773000	768433	877019	936458	737615
0	773000	685000	850525	890000	725000
0	0	0	-3000	0	0
1971-35-2-10-005	1971-35-2-08-007	1971-35-2-00-028	1971-35-2-08-013	1971-35-2-00-026	1971-35-2-04-020
266	266	266	266	266	266
214750	214750	214750	214750	214750	214750
1220	1220	1220	1220	1220	1220
290000	290000	261000	290000	290000	290000
Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
1954	1954	1954	1949	1954	1941
2017	2009	2012	2019	2021	2012
C	C	C	C	C	C
1182	1182	1075	962	1323	951
962	962	1075	962	1050	937
957	718	1021	962	1002	884
0	0	0	0	0	0
0	0	276	0	400	414
528	441	0	420	0	0
566	220	0	282	100	0
84	326	1209	338	416	25
2	2	2	2	2	2
1	0	1	0	2	1
0	0	0	0	0	0
805002	771969	816836	815996	926540	769028
*****	*****	*****	*****	*****	*****
	04/15/2022	09/08/2021	02/23/2022	01/21/2022	03/15/2022
	773,000	768,433	877,019	936,458	737,615
	806,033	756,599	866,025	814,920	773,589
804,079					

APPEAL PROCEDURES

MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

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.

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.

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.

Appeals will not be accepted after June 8

Circumstance	Percentage (%)
If someone is attacking you	85, 75
If someone is threatening you	70, 60
If someone is harassing you	55, 45
If someone is insulting you	40, 30
If someone is annoying you	25, 15