APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031037409 OWNER: HUYNH MAI-LAN

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 1271 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.

		ALL PROPERTY T	YPES (Market Approach)		
The market annroach i	utilizes sales of similar pro	perties from July 1, 2020 through J	une 30, 2022 (the base period) to o	develop an estimate of value	
**		ely use the market approach to value	, , ,	1	
=		June 30, 2022. If you believe that y			
		te neighborhood during the base per			
PIN#	Property A	<u>.ddress</u>	<u>Date</u>	Sold	Sale Pr
ncome is capitalized i	strial properties are valued nto an indication of value.	CIAL PROPERTY (does not include based on the cost, market and incor If your commercial or industrial pre- erty was leased during the data gathe	ne approaches to value. Using the operty was <u>not</u> leased from July 20	income approach, the net operating 120 through June 2022, please see	
ncome is capitalized in the market approach so ncome and expense a sist of rent comparable	strial properties are valued into an indication of value. ection above. If your proper mounts. Also, please attack es for competing properties	based on the cost, market and incoming the state of the commercial or industrial property was leased during the data gather.	ne approaches to value. Using the operty was <u>not</u> leased from July 20 ering period, please attach an operatage and rental rate for each tenar als performed in the base period on	income approach, the net operating 120 through June 2022, please see ating statement indicating your nt occupied space. If known, attach a	
ncome is capitalized in the market approach so ncome and expense a ist of rent comparable other information you	strial properties are valued into an indication of value. ection above. If your proper mounts. Also, please attack es for competing properties	based on the cost, market and income If your commercial or industrial property was leased during the data gather a rent roll indicating the square for your may also submit any appraisance in reviewing your property value	ne approaches to value. Using the operty was <u>not</u> leased from July 20 ering period, please attach an operatage and rental rate for each tenar als performed in the base period on	income approach, the net operating 120 through June 2022, please see ating statement indicating your nt occupied space. If known, attach a	
income is capitalized in the market approach so income and expense a list of rent comparable other information you	strial properties are valued into an indication of value. ection above. If your proper mounts. Also, please attack es for competing properties wish the Assessor to cons	based on the cost, market and income If your commercial or industrial property was leased during the data gather a rent roll indicating the square for your may also submit any appraisance in reviewing your property value	ne approaches to value. Using the operty was <u>not</u> leased from July 20 ering period, please attach an operatage and rental rate for each tenar als performed in the base period on	income approach, the net operating 120 through June 2022, please see ating statement indicating your nt occupied space. If known, attach a	
income is capitalized in the market approach so income and expense a list of rent comparable other information you please provide contact Print Name ATTESTATION: I, the true and complete state.	strial properties are valued into an indication of value, ection above. If your proper mounts. Also, please attacks for competing properties wish the Assessor to constant information if an on-site in the undersigned owner/ager ements concerning the designed of the concerning the designed owner in the concerning	based on the cost, market and income If your commercial or industrial property was leased during the data gather a rent roll indicating the square for your may also submit any appraisance in reviewing your property value	ne approaches to value. Using the operty was not leased from July 20 ering period, please attach an operatage and rental rate for each tenar als performed in the base period on e. Daytime Telephone / Email	income approach, the net operating 120 through June 2022, please see ating statement indicating your nt occupied space. If known, attach a the subject property, and any	
income is capitalized in the market approach so income and expense a list of rent comparable other information you please provide contact Print Name ATTESTATION: I, the true and complete state.	strial properties are valued into an indication of value, ection above. If your proper mounts. Also, please attacks for competing properties wish the Assessor to constant information if an on-site in the undersigned owner/ager ements concerning the designed of the concerning the designed owner in the concerning	based on the cost, market and income If your commercial or industrial property was leased during the data gather a rent roll indicating the square for your may also submit any appraisation in reviewing your property valuations are to find this property, state that the information of this property. I understand that the	ne approaches to value. Using the operty was not leased from July 20 ering period, please attach an operatage and rental rate for each tenar als performed in the base period on e. Daytime Telephone / Email	income approach, the net operating 200 through June 2022, please see ating statement indicating your at occupied space. If known, attach a the subject property, and any and on any attachment constitute ty may increase, decrease, or Owner Agent	
ncome is capitalized in the market approach some and expense a sist of rent comparable other information you please provide contact print Name ATTESTATION: I, the true and complete state remain unchanged, de	strial properties are valued into an indication of value, ection above. If your proper mounts. Also, please attacks for competing properties wish the Assessor to constant information if an on-site in the undersigned owner/ager ements concerning the despending upon the Assessor	based on the cost, market and incon If your commercial or industrial pre- erty was leased during the data gathe in a rent roll indicating the square for it. You may also submit any appraisa ider in reviewing your property value inspection is necessary: Int of this property, state that the information is review of all available information	ne approaches to value. Using the operty was not leased from July 20 ering period, please attach an operatage and rental rate for each tenar als performed in the base period on e. Daytime Telephone / Email Trimation and facts contained hereing the current year value of my proper in pertinent to the property.	income approach, the net operating 200 through June 2022, please see ating statement indicating your at occupied space. If known, attach a the subject property, and any and on any attachment constitute ty may increase, decrease, or Owner Agent	
ncome is capitalized in the market approach is necessarily and expense and expense and expense and ist of rent comparable other information you will be print Name ATTESTATION: I, the rue and complete state emain unchanged, designature	strial properties are valued into an indication of value, ection above. If your proper mounts. Also, please attacks for competing properties wish the Assessor to constant information if an on-site in the undersigned owner/ager ements concerning the despending upon the Assessor	based on the cost, market and incon If your commercial or industrial pre- erty was leased during the data gathe in a rent roll indicating the square for it. You may also submit any appraisa ider in reviewing your property value inspection is necessary: Int of this property, state that the information is review of all available information	ne approaches to value. Using the operty was not leased from July 20 ering period, please attach an operatage and rental rate for each tenar als performed in the base period on e. Daytime Telephone / Email Trimation and facts contained hereing the current year value of my proper in pertinent to the property.	income approach, the net operating 200 through June 2022, please see ating statement indicating your at occupied space. If known, attach a the subject property, and any and on any attachment constitute ty may increase, decrease, or Owner Agent	

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

HUYNH, MAI-LAN & SMITH, DAVID 200 S WASHINGTON ST DENVER CO 80209-2114

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

	DATE	ROL#	CONTR	PIN NUMBER		TAX AREA	TAX YEAR	
	4/15/23	2-11-005	7409 1971-35-2-11-		03103	0010	2023	
	LEGAL DESCRIPTION				PROPERTY ADDRESS			
LOT 14 BLK 4 KIMBLE KROFT PARK Township T4S MapPlatB 1950 MapPlatP 9999 SubdivisionCd 038350 SubdivisionName KIMBLE KROFT PARK Block 004 Lot 014				1271 E BATES AVE				
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020				CLASSIFICATION			
						Residential		
+\$188,900	\$411,100			\$600,000	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.

\$2,956.49

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	NO PHOTO AVAILABLE	NO PHOTO	NO PHOTO AVAILABLE	NO PHOTO
AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE

	SUBJECT *********	SALE 1	SALE 2	SALE 3	SALE 4 *******	SALE 5
PARCEL ID	031037409	031036917001	031037689001	031037166001	031037719001	031036399001
STREET#	1271 E	1331 E	2961 S	1510 E	2900 S	2856 S
STREET	BATES	BATES	EMERSON	AMHERST	EMERSON	CLARKSON
STREET TYPE	AVE	PKY	ST	AVE	ST	CIR
APT#						
DWELLING	******	******	******	******	******	******
Time Adj Sale Price		681242	637000	774200	839609	760244
Original Sale Price	0	598000	637000	775000	635000	620000
Concessions and PP	0	0	0	-800	-4000	0
Parcel Number	1971-35-2-11-005	1971-35-2-08-008	1971-35-2-12-011	1971-35-2-09-014	1971-35-2-13-001	1971-35-2-05-003
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	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	1952	1947	1958	1958	1958	1946
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	871	962	1131	1148	1124	1288
Basement/Garden Ivl	0	962	0	1148	1124	1032
Finish Bsmt/Grdn IvI	0	762	0	1033	1076	972
Walkout Basement	0	0	0	0	0	0
Attached Garage	276	220	209	308	0	297
Detached Garage	0	0	0	484	440	0
Open Porch	250	78	0	312	0	244
Deck/Terrace	0	0	240	0	128	252
Total Bath Count	1	2	1	2	3	2
Fireplaces	0	0	0	0	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	608762	684065	650646	790699	855013	761268
VALUATION	*******	*******	******	******	*******	*******
SALE DATE		08/18/2021	05/05/2022	06/17/2022	09/24/2020	03/03/2021
Time Adj Sale Price		681,242	637,000	774,200	839,609	760,244
Adjusted Sale Price		605,939	595,116	592,263	593,358	607,738
ADJ MKT \$	599,956					

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