

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 10, 2024

(You may also file on-line at www.arapahoeco.gov/assessor)

PIN # 031037654

OWNER: 2950 CLARKSON LLC

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 2950 S CLARKSON ST

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

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS



ARAPAHOE COUNTY


REAL PROPERTY

NOTICE OF VALUATION

THIS IS NOT A TAX BILL

PK Kaiser, MBA, MS, Assessor

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

2950 CLARKSON LLC
PO BOX 18172
GOLDEN CO 80402-6036

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE		
2024	0010	031037654	1971-35-2-12-007	4/10/24		
PROPERTY ADDRESS		LEGAL DESCRIPTION				
2950 S CLARKSON ST		LOTS 16-17 DOBBINS RES SubdivisionCd 019800 SubdivisionName DOBBINS RESUB Block 000 Lot 016				
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		\$646,100	\$727,800	-\$81,700		

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.

\$3,213.20

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

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

<div><div></div><div>ARAPAHOE COUNTY</div></div>		NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE
PARCEL ID STREET # STREET STREET TYPE APT # DWELLING Time Adj Sale Price Original Sale Price Concessions and PP Parcel Number Neighborhood Neighborhood Group LUC Allocated Land Val Improvement Type Improvement Style Year Built Remodel Year Valuation Grade Living Area Basement/Garden lvl Finish Bsmt/Grdn lvl Walkout Basement Attached Garage Detached Garage Open Porch Deck/Terrace Total Bath Count Fireplaces 2nd Residence Regression Valuation VALUATION SALE DATE Time Adj Sale Price Adjusted Sale Price ADJ MKT \$	SUBJECT ***** 031037654 2950 S CLARKSON ST *****	SALE 1 ***** 031037000001 1270 E AMHERST AVE *****	SALE 2 ***** 031036348001 1150 E AMHERST AVE *****	SALE 3 ***** 031036968001 1350 E AMHERST AVE *****	SALE 4 ***** 031035295001 2995 S OGDEN ST *****	SALE 5 ***** 031036909001 1311 E BATES PKY *****
	0	815940	737615	877019	768433	773000
	675000	675000	725000	850525	685000	773000
	0	0	0	-3000	0	0
	1971-35-2-12-007	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
	266	266	266	266	266	266
	214750	214750	214750	214750	214750	214750
	1220	1220	1220	1220	1220	1220
	290000	290000	290000	290000	261000	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
	1951	1949	1941	1949	1954	1954
	2002	2012	2012	2019	2012	2009
	C	C	C	C	C	C
	852	888	951	962	1075	1182
	852	888	937	962	1075	962
	682	844	884	962	1021	718
	0	0	0	0	0	0
	200	242	414	0	276	0
	0	0	0	420	0	441
	438	132	0	282	0	220
	0	0	25	338	1209	326
	2	2	2	2	2	2
	0	1	1	0	1	0
	0	0	0	0	0	0
	710769	757397	769028	815996	816836	771969
	*****	*****	*****	*****	*****	*****
		04/29/2021	03/15/2022	02/23/2022	09/08/2021	04/15/2022
		815,940	737,615	877,019	768,433	773,000
		769,312	679,356	771,792	662,366	711,800
	727,836					