# APPEAL FORM

# YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031037727 OWNER: VUUREN LIZELLE VAN

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 2920 S EMERSON 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.

		ALL PROPERTY TYPES	S (Market Approach)		
**		rom July 1, 2020 through June 3	• •	•	
•	•	e market approach to value residence		•	
		, 2022. If you believe that your proorhood <u>during the base period</u> , p		led, and are aware of sales of	
inniar properties that occi	arred in your immediate neighb	ornood during the base period, p	nease list them below.		
<u>PIN #</u>	Property Address		Date Solo	<u>d</u>	Sale I
	00141500111 001	ODERTY (does not include single	e-family homes, condominiums or	apartments)	
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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

LIZELLE VAN VUUREN 2920 S EMERSON ST ENGLEWOOD CO 80113-1740

#### **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

TAX YEAR	TAX AREA	PIN NU	MBER	CONTROL#		DATE	
2023	0010	03103	031037727		-13-002	4/15/23	
PROPERTY AD	LEGAL DES	LEGAL DESCRIPTION					
2920 S EMERSON ST			LOT 2 CLARK SUB SubdivisionCd 016100 SubdivisionName CLARK SUB Block 000 Lot 002				
PROPERTY CLASSIFICATION A					=	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020	CHANGE IN VALUE
	Residential						
	TOTAL		\$939,300			\$470,900	+\$468,400

# 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.

\$4,628.22

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	031037727	031037727001	031036909001	031035295001	031037476001	031036348001
STREET#	2920 S	2920 S	1311 E	2995 S	1411 E	1150 E
STREET	EMERSON	EMERSON	BATES	OGDEN	BATES	AMHERST
STREET TYPE	ST	ST	PKY	ST	PKY	AVE
APT#						
DWELLING	******	*******	******	******	******	******
Time Adj Sale Price		941095	773000	768433	823193	737615
Original Sale Price	925000	925000	773000	685000	686000	725000
Concessions and PP	0	0	0	0	-5000	0
Parcel Number	1971-35-2-13-002	1971-35-2-13-002	1971-35-2-08-007	1971-35-2-00-028	1971-35-2-11-012	1971-35-2-04-020
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	348000	348000	290000	261000	290000	290000
Improvement Type	Mid-Century Modern	Mid-Century Modern	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	1958	1958	1954	1954	1952	1941
Remodel Year	2010	2010	2009	2012	2010	2012
Valuation Grade	С	С	С	С	С	С
Living Area	1234	1234	1182	1075	1425	951
Basement/Garden Ivl	800	800	962	1075	1125	937
Finish Bsmt/Grdn IvI	0	0	718	1021	1125	884
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	276	240	414
Detached Garage	0	0	441	0	0	0
Open Porch	147	147	220	0	274	0
Deck/Terrace	0	0	326	1209	0	25
Total Bath Count	3	3	2	2	2	2
Fireplaces	1	1	0	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	860833	860833	771969	816836	815443	769028
VALUATION	********	********	********	********	*******	********
SALE DATE		03/30/2022	04/15/2022	09/08/2021	04/30/2021	03/15/2022
Time Adj Sale Price		941,095	773,000	768,433	823,193	737,615
Adjusted Sale Price		941,095	861,864	812,430	868,583	829,420
ADJ MKT \$	939,287					

# 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