APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031037778

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

OWNER: LAMMERMANN STEPHEN J

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 2990 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 PR	OPERTY TYPES (Mark	xet Approach)		
Colorado Law requir deflation to the end o	es the Assessor to exclusion f the data-gathering period	roperties from July 1, 2020 vely use the market approad d, June 30, 2022. If you bel iate neighborhood <u>during th</u>	ch to value residential plieve that your property	property. All sales must be has been incorrectly value	=	
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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

LAMMERMANN, STEPHEN J & CHRISTINA H
2730 S OGDEN ST
ENGLEWOOD CO 80113-1744

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

	DATE	ROL#	R CONTI	PIN NUMBER	TAX AREA	TAX YEAR		
	4/15/23	2-13-008	1971-35-2	031037778	0010	2023		
LEGAL DESCRIPTION					PROPERTY ADDRESS			
LOT 8 CLARK SUB SubdivisionCd 016100 SubdivisionName CLARK SUB Block 000 Lot 008					2990 S EMERSON ST			
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020				CLASSIFICATION			
					Residential			
+\$223,400	\$497,900		21,300	\$721	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.

\$3,554.11

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	031037778	031037166001	031037719001	031037689001	031036917001	031036399001
STREET#	2990 S	1510 E	2900 S	2961 S	1331 E	2856 S
STREET	EMERSON	AMHERST	EMERSON	EMERSON	BATES	CLARKSON
STREET TYPE	ST	AVE	ST	ST	PKY	CIR
APT#						
DWELLING	*******	*******	*******	*******	*******	******
Time Adj Sale Price		774200	839609	637000	681242	760244
Original Sale Price	0	775000	635000	637000	598000	620000
Concessions and PP	0	-800	-4000	0	0	0
Parcel Number	1971-35-2-13-008	1971-35-2-09-014	1971-35-2-13-001	1971-35-2-12-011	1971-35-2-08-008	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	348000	290000	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	1958	1958	1958	1958	1947	1946
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	1107	1148	1124	1131	962	1288
Basement/Garden Ivl	1107	1148	1124	0	962	1032
Finish Bsmt/Grdn IvI	996	1033	1076	0	762	972
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	308	0	209	220	297
Detached Garage	624	484	440	0	0	0
Open Porch	262	312	0	0	78	244
Deck/Terrace	0	0	128	240	0	252
Total Bath Count	2	2	3	1	2	2
Fireplaces	0	0	1	0	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	735187	790699	855013	650646	684065	761268
VALUATION	*******	********	********	********	********	*******
SALE DATE		06/17/2022	09/24/2020	05/05/2022	08/18/2021	03/03/2021
Time Adj Sale Price		774,200	839,609	637,000	681,242	760,244
Adjusted Sale Price		718,688	719,783	721,541	732,364	734,163
ADJ MKT \$	721,267					

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