PIN # 031038464 OWN Property Classification: 1212 - 121	APPEAL YOU MUST SUBMIT YOUR A (You may also file on-line at <u>w</u> NER: MIKE & TRUDY MEISINGER	APPEAL BY JUNE 8, 2023 ww.arapahoegov.com/assesso R LIVING TRUST			ARAPAHO		NC HISI	RE DTICE (S N (
APPRAISAL PERIOD: Your property has the 24-month period beginning July 1, 20 property, that is, an estimate of what it wo may use data going back in six-month incr there has been an identifiable trend during current year value or the property classific What is your estimate of the value of your p Reason for filing an appeal:	s been valued as it existed on January 1 of 20 and ending June 30, 2022 (the base peri uld have sold for on the open market on Ju rements from the five-year period ending J 3 the base period, per Colorado Statute. You cation determined for your property.	the current year, based on sales and ot iod). The current year value represents ine 30, 2022. If data is insufficient dur une 30, 2022. Sales have been adjusted	her information gathered from the market value of your ing the base period, assessors d for inflation and deflation when	1	2446 W D/	RUDY MEISINGEF AVIES AVE N CO 80120-3530	Scan to see map	
					TAX YEAR	TAX AREA	PIN NUN	/IBER
					2023	0010	031038	3464
	ALL PROPERTY T	YPES (Market Approach)			PROPERTY ADD	PROPERTY ADDRESS		LEGAL DES
The market approach utilizes sales of simil					2900 S MARION	ST		LOT 1 BLK 1 ARAPAHOE
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 <u>during the base period</u> , please list them below.				CLASSIFICATION A			URRENT YEA CTUAL VAL OF JUNE 30,	
	MMERCIAL PROPERTY (does not include					Residential		\$660,400
Commercial and industrial properties are v income is capitalized into an indication of the market approach section above. If you income and expense amounts. Also, please list of rent comparables for competing pro other information you wish the Assessor to Please provide contact information if an o	Value. If your commercial or industrial pro r property was leased during the data gathe e attach a rent roll indicating the square foo operties. You may also submit any appraisa o consider in reviewing your property valu	opperty was <u>not</u> leased from July 2020 t ering period, please attach an operating otage and rental rate for each tenant oc ls performed in the base period on the	hrough June 2022, please see g statement indicating your cupied space. If known, attach a		PROPERTY CHARACT VALUATION INFORMA based on the market app the amount that reduces income approaches to v valuation for assessmen	TION : Your property proach to value. For s the valuation for as alue. The actual val	has been value property tax ye sessment to \$1,0 ue for commerci	ed as it existe ear 2023, the 000. The valu cial improved
Print Name ATTESTATION: I, the undersigned own true and complete statements concerning t remain unchanged, depending upon the As	the described property. I understand that the	ne current year value of my property <u>m</u>		ıt	Your property was valu value. The Residential Energy and Commercia percentage is not groun are defined as all struct acquired, §39-1-102(7)	Assessment Rate is 6 Il Renewable Person ds for appeal or abat ures, buildings, fixtu	0.765%, Agricul al Property is 26 ement of taxes,	ltural is 26.49 6.4% and all §39-5-121(1
Signature	Date	Owner Email Ado	dress		The tax notice you rece	ive next January wil	be based on th	e current yea
OWNER AUTHORIZATION OF AGENT:	Print Owner Name	Owner Signature			Exemption has been ap			
Print Agent Name	Agent Signature	Date	Agent Telephone		ESTIMATED TAXES : T. adjustment in valuation			
Agent Address		Agent Email Address			adjustitent in variation	, estimut		\$ 121 (1), C \$3.

Agent Email Ad	dress
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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

OF VALUATION

OT A TAX BILL



LITTLETON OFFICE 5334 S. Prince Street Littleton, CO 80120-1136

Ph: 303-795-4600 Fax: 303-797-1295 TDD: Relay-711

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

4074 05 0		DATE				
1971-35-2-17-001 4/15		4/15/23				
SCRIPTION						
1 ARAPAHOE ACRES SUB SubdivisionCd 001800 SubdivisionName E ACRES SUB Block 001 Lot 001						
AR JE 2022	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020			CHANGE IN VALUE		
		\$505 500		+\$154.900		
	ARAPAHOE / ACRES SUB I AR JE	ARAPAHOE ACRES SUB ACRES SUB Block 001 Lo AR JE A	ARAPAHOE ACRES SUB SubdivisionCd 001800 S ACRES SUB Block 001 Lot 001 AR PRIOR YEAR JE ACTUAL VALUE	ARAPAHOE ACRES SUB SubdivisionCd 001800 Subdi ACRES SUB Block 001 Lot 001 AR PRIOR YEAR JE ACTUAL VALUE 2022 AS OF JUNE 30, 2020		

E OF THIS FORM

ed on January 1 of the current year. The value of residential property is actual value of the residential real property will be reduced by \$15,000 or ue of all other property is based on consideration of the market, cost, and l real property will be reduced by \$30,000 or the amount that reduces the flect the deduction.

. Your taxes will be calculated using a percentage of current year actual % and all other Agricultural Business is 27.9%. Commercial Renewable other commercial property is 27.9%. A change in the residential assessment 1), C.R.S. Real property includes land and improvements. Improvements erected upon or affixed to land, whether or not title to such land has been

ar actual value. If the Senior Citizen or Disabled Veteran Property Tax ted in the current year actual value shown above.

oon the best available information. You have the right to protest the .R.S. \$3,254.02

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

PK Kaiser, MBA, MS, Assessor

ARAPAHOE COUNTY		NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE		
	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5		
PARCEL ID	031038464	031039894001	031039096001	031039941001	031038545001	031040248001		
STREET #	2900 S	3050 S	1441 E	1341 E	2980 S	3017 S		
STREET	MARION	MARION	CORNELL	DARTMOUTH	MARION	CORNELL		
STREET TYPE	ST	ST	PL	AVE	ST	CIR		
APT #								
DWELLING	******	********	*****	*****	******	******		
Time Adj Sale Price		873185	1018849	808080	720647	887025		
Original Sale Price	0	639900	736800	700000	670000	815000		
Concessions and PP	0	-1000	-1700	0	-1000	23477		
Parcel Number	1971-35-2-17-001	1971-35-2-23-006	1971-35-2-19-006	1971-35-2-23-011	1971-35-2-17-009	1971-35-2-23-041		
Neighborhood	60	60	60	60	60	60		
Neighborhood Group	214120	214120	214120	214120	214120	214120		
LUC	1220	1220	1220	1220	1220	1220		
Allocated Land Val	348000	348000	435000	217500	348000	435000		
Improvement Type	Mid-Century Modern	Mid-Century Modern	Mid-Century Modern		Mid-Century Modern Mid-Century Modern			
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch		
Year Built	1950	1951	1955	1953	1951	1952		
Remodel Year	0	2009	0	2014	2014	2014		
Valuation Grade	В	В	В	В	С	В		
Living Area	870	841	1617	1360	1230	1477		
Basement/Garden Ivl	0	0	0	0	0	0		
Finish Bsmt/Grdn Ivl	0	0	0	0	0	0		
Walkout Basement	0	0	0	0	0	0		
Attached Garage	0	0	0	264	0	352		
Detached Garage	0	0	0	0	0	0		
Open Porch	264	0	0	37	0	144		
Deck/Terrace	0	512	309	121	162	464		
Total Bath Count	1	1	2	1	2	2		
Fireplaces	1	1	1	1	1	2		
2nd Residence	0	0	0	0	0	0		
Regression Valuation	684507	748490	1042473	853261	863908	1053230		
VALUATION	**********	*********	**********	*****	*****	********		
SALE DATE		09/24/2020	08/21/2020	08/20/2021	12/22/2021	01/20/2022		
Time Adj Sale Price		873,185	1,018,849	808,080	720,647	887,025		
Adjusted Sale Price		809,202	660,883	639,326	541,246	518,302		
ADJ MKT \$	660,406							

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).

Arapahoe County ASSESSOR OFFICE

Appeals will not be accepted after June 8