APPEAL FORM YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031038537 OWNER: THE ALBERT E GRAF TRUST

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 2970 S MARION 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 PRO	PERTY TYPES (Market /	Approach)		
Colorado Law require deflation to the end of	utilizes sales of similar props s the Assessor to exclusivel the data-gathering period, J occurred in your immediate	y use the market approach June 30, 2022. If you belie	n to value residential property ha	perty. All sales must be s been incorrectly value	=	
PIN#	Property Ad	<u>ddress</u>		<u>Date Solo</u>	<u>d</u>	<u>Sale Pri</u>
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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

THE ALBERT E GRAF TRUST 2970 S MARION ST ENGLEWOOD CO 80113

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#	MBER CONTR	PIN NUM	TAX AREA	TAX YEAR		
	4/15/23	2-17-008	8537 1971-35-2	031038	0010	2023		
	LEGAL DESCRIPTION				PROPERTY ADDRESS			
LOT 8 BLK 1 ARAPAHOE ACRES SUB SubdivisionCd 001800 SubdivisionName ARAPAHOE ACRES SUB Block 001 Lot 008					2970 S MARION ST			
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		CURRENT YEAR ACTUAL VALUE OF JUNE 30, 2022	A	CLASSIFICATION			
					Residential			
+\$431,800	\$721,300		\$1,153,100		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.

\$5,681.72

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 | AVAILABLE | AVAILABLE | AVAILABLE | AVAILABLE |
| | | | | |

	SUBJECT **********	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	
PARCEL ID	031038537	031040337001	031038944001	031040248001	031039941001	031038618001	
STREET#	2970 S	3059 S	2921 S	3017 S	1341 E	1421 E	
STREET	MARION	CORNELL	FRANKLIN	CORNELL	DARTMOUTH	CORNELL	
STREET TYPE	ST	CIR	ST	CIR	AVE	AVE	
APT#							
DWELLING	*******	******	******	******	******	******	
Time Adj Sale Price		1047040	1400252	887025	808080	1765440	
Original Sale Price	0	800000	1300000	815000	700000	1350000	
Concessions and PP	0	0	-100	23477	0	-1100	
Parcel Number	1971-35-2-17-008	1971-35-2-24-005	1971-35-2-18-020	1971-35-2-23-041	1971-35-2-23-011	1971-35-2-17-016	
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	435000	435000	435000	217500	435000	
Improvement Type	Mid-Century Modern Mid-Century M						
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	
Year Built	1946	1955	1956	1952	1953	1955	
Remodel Year	2009	2020	2010	2014	2014	2020	
Valuation Grade	В	В	Α	В	В	Α	
Living Area	1822	1485	1962	1477	1360	1720	
Basement/Garden Ivl	0	0	0	0	0	0	
Finish Bsmt/Grdn IvI	0	0	0	0	0	0	
Walkout Basement	0	0	0	0	0	0	
Attached Garage	235	0	590	352	264	0	
Detached Garage	0	0	0	0	0	0	
Open Porch	0	0	86	144	37	353	
Deck/Terrace	530	324	775	464	121	199	
Total Bath Count	3	2	2	2	1	2	
Fireplaces	1	1	1	2	1	1	
2nd Residence	0	0	0	0	0	0	
Regression Valuation	1179219	1180742	1414930	1053230	853261	1498274	
VALUATION	*******	*******	******	*******	********	*******	
SALE DATE		12/30/2020	12/02/2021	01/20/2022	08/20/2021	12/04/2020	
Time Adj Sale Price		1,047,040	1,400,252	887,025	808,080	1,765,440	
Adjusted Sale Price		1,045,517	1,164,541	1,013,014	1,134,038	1,446,385	
ADJ MKT \$	1,153,145						

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