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

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

PIN # 031038766

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

OWNER: COOK JOHN DOUGLAS

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 2908 S LAFAYETTE DR

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 (Market Approach)		
Colorado Law require deflation to the end of	utilizes sales of similar properties the Assessor to exclusively use the data-gathering period, June a occurred in your immediate ne	se the market approach to value 30, 2022. If you believe that	ue residential property. All salt your property has been incorr	es must be adjusted for	inflation or
PIN#	Property Addre	<u>ISS</u>		<u>Date Sold</u>	<u>Sale l</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

COOK, JOHN DOUGLAS 2908 S LAFAYETTE DR ENGLEWOOD CO 80113-3072

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

TAX YEAR	TAX AREA	PIN NU	PIN NUMBER		OL#	DATE	
2023	0010	03103	031038766		-18-002	4/15/23	
PROPERTY AD	LEGAL DES	LEGAL DESCRIPTION					
2908 S LAFAYE	LOT 17 BLK 3 ARAPAHOE ACRES SUB SubdivisionCd 001800 SubdivisionName ARAPAHOE ACRES SUB Block 003 Lot 017						
CLASSIFICATION		CURRENT YEAR ACTUAL VALUE OF JUNE 30, 2022 A			PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020	CHANGE IN VALUE	
	Residential						
	TOTAL		\$1,044,200)		\$617,800	+\$426,400

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.

\$5,145.14

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 AVAILABLE NO PHOTO AVAILABLE

	SUBJECT ********	SALE 1 ********	SALE 2	SALE 3	SALE 4 *******	SALE 5 *******
PARCEL ID	031038766	031039894001	031039096001	031039941001	031038545001	031040248001
STREET#	2908 S	3050 S	1441 E	1341 E	2980 S	3017 S
STREET	LAFAYETTE	MARION	CORNELL	DARTMOUTH	MARION	CORNELL
STREET TYPE	DR	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	1971-35-2-18-002	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	435000	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	1952	1951	1955	1953	1951	1952
Remodel Year	0	2009	0	2014	2014	2014
Valuation Grade	В	В	В	В	С	В
Living Area	900	841	1617	1360	1230	1477
Basement/Garden Ivl	900	0	0	0	0	0
Finish Bsmt/Grdn IvI	810	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	264	0	352
Detached Garage	273	0	0	0	0	0
Open Porch	182	0	0	37	0	144
Deck/Terrace	32	512	309	121	162	464
Total Bath Count	2	1	2	1	2	2
Fireplaces	1	1	1	1	1	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1076696	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		1,201,391	1,053,072	1,031,515	933,435	910,491
ADJ MKT \$	1,044,157					

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