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

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 2940 S LAFAYETTE DR

OWNER: HANDLER MICKEY & MARY ENCINAS

PIN # 031038812

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.

Reason for filing an ap	opeai:					
		ΔΙΙΡ	PROPERTY TYPES (N	/arket ∆nnroach)		
		ALLI	NOI ENTITIES (I	narket Approach)		
* *	-	•		2022 (the base period) to deve	•	
•				ial property. All sales must be	•	
		-			ied, and are aware of sales of	
similar properties that	t occurred in your immed	liate neighborhood during	g the base period, plea	se list them below.		
PIN#	Property	/ Address		Date Sol	ld	Sale P
	<del></del> -				_	
	COMME	RCIAL PROPERTY (does	e not include single-fa	mily homes condominiums or	r anartmente)	
income is capitalized	strial properties are valu	ed based on the cost, marl	ket and income appro	as <u>not</u> leased from July 2020 t	ome approach, the net operating through June 2022, please see	
income is capitalized the market approach s income and expense a list of rent comparabl	strial properties are value into an indication of value section above. If your pro- amounts. Also, please att es for competing propert	ed based on the cost, marl ne. If your commercial or operty was leased during t ach a rent roll indicating t	ket and income appro industrial property w the data gathering per the square footage and any appraisals perfor	aches to value. Using the inco as <u>not</u> leased from July 2020 t iod, please attach an operating	ome approach, the net operating through June 2022, please see g statement indicating your ecupied space. If known, attach a	
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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

HANDLER, MICKEY & MARY ENCINAS, 2940 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

	DATE	CONTROL#		PIN NUMBER		TAX AREA	TAX YEAR
	4/15/23	12 1971-35-2-18-007 4/15/23			03103	0010	2023
	ı					DRESS	PROPERTY ADI
divisionName	LOT 22 BLK 3 ARAPAHOE ACRES SUB SubdivisionCd 001800 SubdivisionName ARAPAHOE ACRES SUB Block 003 Lot 022					TTE DR	2940 S LAFAYE
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		.UE	CURRENT YE ACTUAL VAL OF JUNE 30,	1	ROPERTY SSIFICATION	
						Residential	
+\$372,000	\$676,600		)	\$1,048,600		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.

\$5,166.84

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



AVAILABLE AVAILABLE AVAILABLE AVAILABLE AVAILABLE	NO PHOTO				
	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE

	SUBJECT *************	SALE 1 ********	SALE 2	SALE 3	SALE 4 *******	SALE 5
PARCEL ID	031038812	031039096001	031040086001	031038740001	031038944001	031040248001
STREET#	2940 S	1441 E	3001 S	1312 E	2921 S	3017 S
STREET	LAFAYETTE	CORNELL	FRANKLIN	BATES	FRANKLIN	CORNELL
STREET TYPE	DR	PL	ST	AVE	ST	CIR
APT#						
DWELLING	*******	*******	*******	******	******	*******
Time Adj Sale Price		1018849	1350118	1127528	1400252	887025
Original Sale Price	0	736800	1210000	825000	1300000	815000
Concessions and PP	0	-1700	0	0	-100	23477
Parcel Number	1971-35-2-18-007	1971-35-2-19-006	1971-35-2-23-025	1971-35-2-17-029	1971-35-2-18-020	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	435000	435000	304500	435000	435000
Improvement Type	Mid-Century Modern	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	Multi-Level	1 Story/Ranch	1 Story/Ranch
Year Built	1953	1955	1956	1960	1956	1952
Remodel Year	0	0	0	0	2010	2014
Valuation Grade	В	В	Α	В	Α	В
Living Area	1960	1617	1878	2082	1962	1477
Basement/Garden Ivl	0	0	0	366	0	0
Finish Bsmt/Grdn IvI	0	0	0	366	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	462	0	590	352
Detached Garage	0	0	0	0	0	0
Open Porch	0	0	273	0	86	144
Deck/Terrace	240	309	70	595	775	464
Total Bath Count	2	2	2	3	2	2
Fireplaces	1	1	1	1	1	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1035458	1042473	1221812	1124069	1414930	1053230
VALUATION	*******	*******	*******	*******	******	******
SALE DATE		08/21/2020	10/14/2021	09/04/2020	12/02/2021	01/20/2022
Time Adj Sale Price		1,018,849	1,350,118	1,127,528	1,400,252	887,025
Adjusted Sale Price		1,011,834	1,163,764	1,038,917	1,020,780	869,253
ADJ MKT \$	1,048,565					

# 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