APPRAISAL PERIOD: Y the 24-month period begin property, that is, an estima may use data going back i there has been an identifia current year value or the p	APPEAL FORM YOU MUST SUBMIT YOUR APPEAL (You may also file on-line at www.arag OWNER: LANDON L JONES LIVING TRUST on: 1212 - 1212 Single Family Residential PROPERT Your property has been valued as it existed on January 1 of the currer nning July 1, 2020 and ending June 30, 2022 (the base period). The ate of what it would have sold for on the open market on June 30, 20 an six-month increments from the five-year period ending June 30, 20 able trend during the base period, per Colorado Statute. You may file property classification determined for your property.	ADDRESS: 1450 E BATI ADDRESS: 1450 E BATI at year, based on sales and other i current year value represents the 22. If data is insufficient during t 022. Sales have been adjusted for an appeal with the Assessor if ye	nformation gathered from market value of your he base period, assessors inflation and deflation when		1450 E BA	L JONES LIVING T	RE NOTICE ( HISISNO Scan to see map>	
					<b></b>		[]	
							PIN NUMBER	
					2023	0010	031038995	
	ALL PROPERTY TYPES (M	arket Approach)			PROPERTY ADI		LEGAL DES	
The market approach utili	zes sales of similar properties from July 1, 2020 through June 30, 20	022 (the base period) to develop	an estimate of value.		1450 E BATES /	LOT 11 BLK 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.					PF	CURRENT YEA ACTUAL VALU AS OF JUNE 30,		
<u>PIN #</u>	Property Address	Date Sold		Sale Price		Residential		
	COMMERCIAL PROPERTY (does not include single-fam	nily homes, condominiums or apa	rtments)			TOTAL	\$1,117,100	
income is capitalized into the market approach section income and expense amou list of rent comparables for other information you wis	I properties are valued based on the cost, market and income approa an indication of value. If your commercial or industrial property was on above. If your property was leased during the data gathering perio ants. Also, please attach a rent roll indicating the square footage and or competing properties. You may also submit any appraisals perform the Assessor to consider in reviewing your property value.	s <u>not</u> leased from July 2020 throu od, please attach an operating stat rental rate for each tenant occupi	Igh June 2022, please see tement indicating your ed space. If known, attach a		<b>VALUATION INFORMA</b> based on the market ap the amount that reduce income approaches to v	<b>TION</b> : Your property proach to value. For s the valuation for as value. The actual val	wn on the reverse side thas been valued as it existed property tax year 2023, the a sessment to \$1,000. The valu ue for commercial improved ual value above does not refl	
Print Name	Daytin	ne Telephone / Email			Vour proporty was val	ad as it avisted on Is	muony 1 of the surrout year	
ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property <u>may increase, decrease, or remain unchanged</u> , depending upon the Assessor's review of all available information pertinent to the property.					Your property was valued as it existed on January 1 of the current year. Value. The Residential Assessment Rate is 6.765%, Agricultural is 26.4% Energy and Commercial Renewable Personal Property is 26.4% and all of percentage is not grounds for appeal or abatement of taxes, §39-5-121(1) are defined as all structures, buildings, fixtures, fences, and water rights acquired, §39-1-102(7), C.R.S.			
Signature	Date	Owner Email Address			TT1'	· /T ···	11 1 1 1	
OWNER AUTHORIZATION					-	-	be based on the current year tial property, it is not reflected	
	Print Owner Name	Owner Signature			Exemption has been ap	plied to your residen	tial property, it is not reflected	
Print Agent Name	Agent Signature	Date	Agent Telephone				merely an estimate based up e of taxes, § 39-5-121 (1), C.	

Agent Email Address
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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

Agent Address

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

	CONTR	OL#	DATE				
	1971-35-2-18-025		4/15/23				
SCRIPTION							
3 ARAPAHOE ACRES SUB SubdivisionCd 001800 SubdivisionName E ACRES SUB Block 003 Lot 011							
		-	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020		CHANGE IN VALUE		
)	\$695,800			+\$421,300			

### 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 lect 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

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

on the best available information. You have the right to protest the .R.S.

\$5,504.29

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		
	*********	SALE 1 ********	SALE 2	SALE 5	SALE 4	SALE 5		
PARCEL ID	031038995	031038740001	031039096001	031040086001	031039011001	031040248001		
STREET #	1450 E	1312 E	1441 E	3001 S	1430 E	3017 S		
STREET	BATES	BATES	CORNELL	FRANKLIN	BATES	CORNELL		
STREET TYPE	AVE	AVE	PL	ST AVE		CIR		
APT #								
DWELLING	******	*******	********	*********	*********	*******		
Time Adj Sale Price		1127528	1018849	1350118	1226134	887025		
Original Sale Price	0	825000	736800	1210000	910000	815000		
Concessions and PP	0	0	-1700	0	0	23477		
Parcel Number	1971-35-2-18-025	1971-35-2-17-029	1971-35-2-19-006	1971-35-2-23-025	1971-35-2-18-027	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	304500	304500	435000	435000	304500	435000		
Improvement Type	Mid-Century Modern	Mid-Century Modern Mid-Century Modern Mid-Century Modern Mid-Century Modern Mid-Century Modern						
Improvement Style	Multi-Level	Multi-Level	1 Story/Ranch	1 Story/Ranch	Multi-Level	1 Story/Ranch		
Year Built	1956	1960	1955	1956	1955	1952		
Remodel Year	0	0	0	0	2011	2014		
Valuation Grade	В	В	В	А	А	В		
Living Area	1753	2082	1617	1878	2132	1477		
Basement/Garden Ivl	1440	366	0	0	0	0		
Finish Bsmt/Grdn Ivl	1440	366	0	0	0	0		
Walkout Basement	0	0	0	0	0	0		
Attached Garage	480	0	0	462	317	352		
Detached Garage	0	0	0	0	0	0		
Open Porch	0	0	0	273	0	144		
Deck/Terrace	65	595	309	70	208	464		
Total Bath Count	2	3	2	2	3	2		
Fireplaces	1	1	1	1	2	2		
2nd Residence	0	0	0	0	0	0		
Regression Valuation	1120213	1124069	1042473	1221812	1245649	1053230		
VALUATION	*******	********	*******	********	********	******		
SALE DATE		09/04/2020	08/21/2020	10/14/2021	10/08/2020	01/20/2022		
Time Adj Sale Price		1,127,528	1,018,849	1,350,118	1,226,134	887,025		
Adjusted Sale Price		1,123,672	1,096,589	1,248,519	1,100,698	954,008		
ADJ MKT \$	1,117,130							

## 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