APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031039886 OWNER: SANCHEZ AARON M

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 3040 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 PROPERT	Y TYPES (Market Approach)		
Colorado Law requi	res the Assessor to exclusi of the data-gathering perio	vely use the market approach to va		*	
<u>PIN #</u>	<u>Property</u>	/ Address	<u>Da</u>	ate Sold	<u>Sale Pr</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

STARMAN, JOE L & ANDREA M 1/4 3040 S MARION ST ENGLEWOOD CO 80113-1771

AURORA OFFICE

15400 E. 14th Pl Suite 500 Aurora, CO 80011

Ph: 303-795-4600 Fax: 303-636-1380 TDD: Relay-711

www.arapahoegov.com/assessor

	DATE	ROL#	BER CONTROL#		PIN NU	TAX AREA	TAX YEAR		
	4/15/23	1971-35-2-23-005		031039886 1		0010	2023		
LEGAL DESCRIPTION				LEGAL DES	PROPERTY ADDRESS				
LOT 5 BLK 2 ARAPAHOE ACRES SUB SubdivisionCd 001800 SubdivisionName ARAPAHOE ACRES SUB Block 002 Lot 005				3040 S MARION ST					
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022			PROPERTY CLASSIFICATION			
						Residential			
+\$149,400	\$500,300			\$649,700		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.

\$3,201.29

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	031039886	031039894001	031039096001	031039941001	031038545001	031040248001			
STREET#	3040 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	1971-35-2-23-005	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 M								
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch			
Year Built	1951	1951	1955	1953	1951	1952			
Remodel Year	0	2009	0	2014	2014	2014			
Valuation Grade	В	В	В	В	С	В			
Living Area	841	841	1617	1360	1230	1477			
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	0	0	0	264	0	352			
Detached Garage	0	0	0	0	0	0			
Open Porch	100	0	0	37	0	144			
Deck/Terrace	189	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	670316	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		795,011	646,692	625,135	527,055	504,111			
ADJ MKT \$	649,706								

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