PIN # 031039975 Property Classification: 12	APPEAL FC YOU MUST SUBMIT YOUR AP (You may also file on-line at <u>www</u> OWNER: MICHAEL JOSHUA ANTHONY 212 - 1212 Single Family Residential PROF	PEAL BY JUNE 8, 2023 <u>w.arapahoegov.com/assesso</u>			ARAPAHO		NOTICE HISISI	REAL PI
the 24-month period beginning J property, that is, an estimate of y may use data going back in six-r there has been an identifiable tre current year value or the propert	roperty has been valued as it existed on January 1 of the July 1, 2020 and ending June 30, 2022 (the base period what it would have sold for on the open market on June month increments from the five-year period ending June end during the base period, per Colorado Statute. You n ty classification determined for your property.). The current year value represents 30, 2022. If data is insufficient duri e 30, 2022. Sales have been adjusted	the market value of your ng the base period, assessors I for inflation and deflation when		1421 E D	ANTHONY MICHAE ARTMOUTH AVE /OOD CO 80113-30		
					TAX YEAR 2023	0010	PIN NUMBER 031039975	19
	ALL PROPERTY TYP	PES (Market Approach)			PROPERTY AD		LEGAL	
	les of similar properties from July 1, 2020 through Jun		-		1421 E DARTM		LOT 15 E	BLK 2 AR
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.					CLASSIFICATION A			YEAR /ALUE 30, 2022
<u>PIN #</u>	Property Address	Date Sold		Sale Price		Residential		
	COMMERCIAL PROPERTY (does not include sin	gle-family homes, condominiums or a	apartments)			TOTAL	\$631,2	00
income is capitalized into an ind the market approach section abo income and expense amounts. A list of rent comparables for com other information you wish the	erties are valued based on the cost, market and income dication of value. If your commercial or industrial prope ove. If your property was leased during the data gatherin also, please attach a rent roll indicating the square foota peting properties. You may also submit any appraisals Assessor to consider in reviewing your property value.	erty was <u>not</u> leased from July 2020 th ng period, please attach an operating ge and rental rate for each tenant occ	nrough June 2022, please see statement indicating your cupied space. If known, attach a		VALUATION INFORM based on the market a the amount that reduc income approaches to	ATION : Your property pproach to value. For es the valuation for ass value. The actual valu	wn on the reverse s has been valued as it ex- property tax year 2023, t sessment to \$1,000. The ue for commercial impro- ual value above does not	isted on t the actua value of wed real
true and complete statements co	igned owner/agent of this property, state that the inform oncerning the described property. I understand that the pon the Assessor's review of all available information p	current year value of my property ma	-		value. The Residentia Energy and Commerc percentage is not grou	l Assessment Rate is 6 ial Renewable Persona nds for appeal or abate ctures, buildings, fixtu	nuary 1 of the current ye .765%, Agricultural is 20 al Property is 26.4% and ement of taxes, §39-5-12 res, fences, and water rig	6.4% and all other 21(1), C.I
Signature OWNER AUTHORIZATION OF A	AGENT: Print Owner Name	Owner Email Add	ress		-	-	be based on the current tial property, it is not refl	-
Print Agent Name	Agent Signature	Date	Agent Telephone				merely an estimate based of taxes, § 39-5-121 (1)	-

Agent Email Address

If mailed - postmarked no later than June 8 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136

\$3,110.17 YOU HAVE THE RIGHT TO APPEAL YOUR PROPERTY VALUE OR ITS CLASSIFICATION.

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS

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

	CONTROL #		DATE					
	1971-35-2-23-014		4/15/23					
S	SCRIPTION							
2 ARAPAHOE ACRES SUB SubdivisionCd 001800 SubdivisionName E ACRES SUB Block 002 Lot 015								
EAR .UE , 2022		PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020			CHANGE IN VALUE			
			\$504,500		+\$126,700			

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

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		SALE 4	SALE 5	
	*********	********	*****	*******	******	*******	
PARCEL ID	031039975	031039096001	031039894001	031039941001	031040086001	031038545001	
STREET #	1421 E	1441 E	3050 S	1341 E	3001 S	2980 S	
STREET	DARTMOUTH	CORNELL	MARION	DARTMOUTH	FRANKLIN	MARION	
STREET TYPE	AVE	PL	ST	AVE	ST	ST	
APT #							
DWELLING	******	*******	********	**********	*********	*******	
Time Adj Sale Price		1018849	873185	808080	1350118	720647	
Original Sale Price	0	736800	639900	700000	1210000	670000	
Concessions and PP	0	-1700	-1000	0	0	-1000	
Parcel Number	1971-35-2-23-014	1971-35-2-19-006	1971-35-2-23-006	1971-35-2-23-011	1971-35-2-23-025	1971-35-2-17-009	
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	217500	435000	348000	217500	435000	348000	
Improvement Type	Mid-Century Modern	ern Mid-Century Modern Mid-Century Modern Mid-Century Modern Mid-Century Modern Mid-Centu					
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	
Year Built	1952	1955	1951	1953	1956	1951	
Remodel Year	0	0	2009	2014	0	2014	
Valuation Grade	В	В	В	В	А	С	
Living Area	962	1617	841	1360	1878	1230	
Basement/Garden Ivl	0	0	0	0	0	0	
Finish Bsmt/Grdn Ivl	0	0	0	0	0	0	
Walkout Basement	0	0	0	0	0	0	
Attached Garage	260	0	0	264	462	0	
Detached Garage	0	0	0	0	0	0	
Open Porch	260	0	0	37	273	0	
Deck/Terrace	0	309	512	121	70	162	
Total Bath Count	1	2	1	1	2	2	
Fireplaces	1	1	1	1	1	1	
2nd Residence	0	0	0	0	0	0	
Regression Valuation	618008	1042473	748490	853261	1221812	863908	
VALUATION	******	********	********	*********	*********	******	
SALE DATE		08/21/2020	09/24/2020	08/20/2021	10/14/2021	12/22/2021	
Time Adj Sale Price		1,018,849	873,185	808,080	1,350,118	720,647	
Adjusted Sale Price		594,384	742,703	572,827	746,314	474,747	
ADJ MKT \$	631,226						

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