APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031040345

OWNER: BOXER SARAH G

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 3069 S CORNELL CIR

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)		
The market approach	h utilizes sales of similar properti	ies from July 1, 2020 throug	h June 30, 2022 (the base perio	d) to develop an estimate of	f value.
Colorado Law requir	res the Assessor to exclusively us	se the market approach to val	ue residential property. All sale	es must be adjusted for infla	ition or
	of the data-gathering period, June	•		ectly valued, and are aware	of sales of
similar properties tha	at occurred in your immediate ne	ighborhood during the base r	period, please list them below.		
<u>PIN #</u>	Property Addres	<u>.ss</u>		Date Sold	Sale Prio
	COMMERCIAL	PROPERTY (does not include	le single-family homes, condom	niniums or apartments)	
ncome is conitalized	ustrial properties are valued base				
the market approach income and expense list of rent comparab	d into an indication of value. If you section above. If your property warmounts. Also, please attach a reples for competing properties. You wish the Assessor to consider it	our commercial or industrial was leased during the data ga ent roll indicating the square ou may also submit any appra	property was <u>not</u> leased from Jo thering period, please attach an footage and rental rate for each isals performed in the base per	uly 2020 through June 2022, a operating statement indicat a tenant occupied space. If ki	, please see ting your nown, attach a
the market approach income and expense list of rent comparab other information yo	d into an indication of value. If you section above. If your property vamounts. Also, please attach a reples for competing properties. You	our commercial or industrial was leased during the data ga ent roll indicating the square ou may also submit any appra in reviewing your property variations.	property was <u>not</u> leased from Jo thering period, please attach an footage and rental rate for each isals performed in the base per	uly 2020 through June 2022, a operating statement indicat a tenant occupied space. If ki	, please see ting your nown, attach a
the market approach income and expense list of rent comparab other information yo	I into an indication of value. If you section above. If your property vamounts. Also, please attach a reples for competing properties. You wish the Assessor to consider it	our commercial or industrial was leased during the data ga ent roll indicating the square ou may also submit any appra in reviewing your property variations.	property was <u>not</u> leased from Jo thering period, please attach an footage and rental rate for each isals performed in the base per	uly 2020 through June 2022, a operating statement indicat a tenant occupied space. If knied on the subject property,	, please see ting your nown, attach a
the market approach income and expense list of rent comparab other information yo Please provide conta Print Name	I into an indication of value. If you section above. If your property vamounts. Also, please attach a reples for competing properties. You wish the Assessor to consider it	our commercial or industrial was leased during the data ga ent roll indicating the square ou may also submit any apprain reviewing your property varietion is necessary:	property was not leased from Ji thering period, please attach an footage and rental rate for each isals performed in the base perialue. Daytime Telephone / Ema	uly 2020 through June 2022, a operating statement indicate tenant occupied space. If knied on the subject property, and an indicate the subject property, and an indicate the subject property.	, please see ting your nown, attach a and any
the market approach income and expense list of rent comparab other information yo Please provide conta Print Name ATTESTATION: I,	I into an indication of value. If you section above. If your property warmounts. Also, please attach a reples for competing properties. You wish the Assessor to consider it into information if an on-site inspection.	our commercial or industrial was leased during the data ga ent roll indicating the square ou may also submit any apprain reviewing your property varietion is necessary:	property was <u>not</u> leased from Jothering period, please attach an footage and rental rate for each isals performed in the base perialue. Daytime Telephone / Emandormation and facts contained	uly 2020 through June 2022, a operating statement indicat a tenant occupied space. If know on the subject property, and the subject property, and the subject property, and the subject property and	, please see ting your nown, attach a and any
the market approach income and expense list of rent comparab other information you Please provide conta Print Name ATTESTATION: I, true and complete sta	d into an indication of value. If you section above. If your property value, amounts. Also, please attach a reples for competing properties. You wish the Assessor to consider it act information if an on-site inspection of the undersigned owner/agent of	our commercial or industrial was leased during the data ga ent roll indicating the square ou may also submit any apprain reviewing your property valuetion is necessary: this property, state that the index property. I understand that	property was not leased from Jothering period, please attach and footage and rental rate for each isals performed in the base perioduc. Daytime Telephone / Emandormation and facts contained to the current year value of my properties.	uly 2020 through June 2022, a operating statement indicat a tenant occupied space. If know on the subject property, and the subject property, and the subject property, and the subject property and	, please see ting your nown, attach a and any
the market approach income and expense list of rent comparab other information you Please provide conta Print Name ATTESTATION: I, true and complete sta	d into an indication of value. If you section above. If your property warmounts. Also, please attach a reples for competing properties. You wish the Assessor to consider it act information if an on-site inspection of the undersigned owner/agent of atements concerning the describe	our commercial or industrial was leased during the data ga ent roll indicating the square ou may also submit any apprain reviewing your property valuetion is necessary: this property, state that the index property. I understand that	property was not leased from Ji thering period, please attach an footage and rental rate for each isals performed in the base perialue. Daytime Telephone / Emandement of the current year value of my pation pertinent to the property.	uly 2020 through June 2022, a operating statement indicat a tenant occupied space. If know on the subject property, and the subject property, and the subject property, and the subject property and	n, please see ting your nown, attach a and any nt constitute ease, or
the market approach income and expense list of rent comparab other information you Please provide conta Print Name ATTESTATION: I, true and complete statement unchanged, d	d into an indication of value. If you section above. If your property value amounts. Also, please attach a reples for competing properties. You wish the Assessor to consider it into information if an on-site inspection of the undersigned owner/agent of attements concerning the describe depending upon the Assessor's review.	our commercial or industrial was leased during the data ga ent roll indicating the square ou may also submit any apprain reviewing your property varietion is necessary: On this property, state that the integration of all available informations.	property was not leased from Ji thering period, please attach an footage and rental rate for each isals performed in the base perialue. Daytime Telephone / Emandement of the current year value of my pation pertinent to the property.	uly 2020 through June 2022, a operating statement indicate a tenant occupied space. If know it in the subject property, and it is an analysis of the subject property, and it is an analysis of the subject property, and it is an analysis of the subject property, and it is an analysis of the subject property, and it is an analysis of the subject property in an analysis	n, please see ting your nown, attach a and any nt constitute ease, or
the market approach income and expense list of rent comparab other information you Please provide conta Print Name ATTESTATION: I, true and complete statement unchanged, designature	d into an indication of value. If you section above. If your property value amounts. Also, please attach a reples for competing properties. You wish the Assessor to consider it into information if an on-site inspection of the undersigned owner/agent of attements concerning the describe depending upon the Assessor's reveal.	our commercial or industrial was leased during the data ga ent roll indicating the square ou may also submit any apprain reviewing your property varietion is necessary: On this property, state that the integration of all available informations.	property was not leased from Ji thering period, please attach an footage and rental rate for each isals performed in the base perialue. Daytime Telephone / Emandement of the current year value of my pation pertinent to the property.	ail operating and on any attachment or Email Address	n, please see ting your nown, attach a and any nt constitute ease, or

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

SARAH G BOXER 3303 PORTER ST SW WASHINGTON DC 20008-3214

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	03104	031040345		24-006	4/15/23	
PROPERTY AD	DRESS	LEGAL DESCRIPTION					
3069 S CORNE	LL CIR	LOT 1 BLK 5 ARAPAHOE ACRES SUB SubdivisionCd 001800 SubdivisionName ARAPAHOE ACRES SUB Block 005 Lot 001					
PROPERTY CLASSIFICATION			CURRENT YEAR ACTUAL VALUE S OF JUNE 30, 2022		PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		CHANGE IN VALUE
	Residential						
	TOTAL		\$1,029,200)		\$663,400	+\$365,800

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.

\$5,071.28

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



	SUBJECT **********	SALE 1	SALE 2	SALE 3 ********	SALE 4 ********	SALE 5		
PARCEL ID	031040345	031039096001	031040086001	031040248001	031038740001	031039941001		
STREET#	3069 S	1441 E	3001 S	3017 S	1312 E	1341 E		
STREET	CORNELL	CORNELL	FRANKLIN	CORNELL	BATES	DARTMOUTH		
STREET TYPE	CIR	PL	ST	CIR	AVE	AVE		
APT#								
DWELLING	*******	******	******	******	******	******		
Time Adj Sale Price		1018849	1350118	887025	1127528	808080		
Original Sale Price	0	736800	1210000	815000	825000	700000		
Concessions and PP	0	-1700	0	23477	0	0		
Parcel Number	1971-35-2-24-006	1971-35-2-19-006	1971-35-2-23-025	1971-35-2-23-041	1971-35-2-17-029	1971-35-2-23-011		
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	435000	304500	217500		
Improvement Type	Mid-Century Modern Mid-Century M							
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	Multi-Level	1 Story/Ranch		
Year Built	1955	1955	1956	1952	1960	1953		
Remodel Year	0	0	0	2014	0	2014		
Valuation Grade	В	В	Α	В	В	В		
Living Area	1784	1617	1878	1477	2082	1360		
Basement/Garden Ivl	0	0	0	0	366	0		
Finish Bsmt/Grdn Ivl	0	0	0	0	366	0		
Walkout Basement	0	0	0	0	0	0		
Attached Garage	264	0	462	352	0	264		
Detached Garage	0	0	0	0	0	0		
Open Porch	0	0	273	144	0	37		
Deck/Terrace	288	309	70	464	595	121		
Total Bath Count	2	2	2	2	3	1		
Fireplaces	1	1	1	2	1	1		
2nd Residence	0	0	0	0	0	0		
Regression Valuation	1029359	1042473	1221812	1053230	1124069	853261		
VALUATION	*******	********	********	*******	*******	*******		
SALE DATE		08/21/2020	10/14/2021	01/20/2022	09/04/2020	08/20/2021		
Time Adj Sale Price		1,018,849	1,350,118	887,025	1,127,528	808,080		
Adjusted Sale Price		1,005,735	1,157,665	863,154	1,032,818	984,178		
ADJ MKT \$	1,029,192							

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