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

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

PIN # 035135926

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

OWNER: COLLEEN LOPEZ-MEANS LIVING TRUST

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 3357 S COLUMBINE 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 i	itilizes sales of similar n	roperties from July 1, 2020 through	June 30, 2022 (the base period)	to develop an estimate of value	
**		vely use the market approach to value	, , ,	•	
=				etly valued, and are aware of sales of	
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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

COLLEEN LOPEZ-MEANS LIVING TRUST 3357 S COLUMBINE CIR ENGLEWOOD CO 80113-7606

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	1971-36-3-08-002		035135926 1		1455	2023	
LEGAL DESCRIPTION				PROPERTY ADDRESS				
LOT 2 CHERRY HILLS HEIGHTS FLG NO 3 Township T4 MapPlatB 460 MapPlatP 26 SubdivisionCd 013559 SubdivisionName CHERRY HILLS HEIGHTS FILING NO 3 Lot 002				3357 S COLUMBINE CIR				
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022		,	PROPERTY CLASSIFICATION		
						Residential		
+\$1,010,000	\$2,113,900)	\$3,123,900	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.

\$20,667.42

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	035135926	031750091001	031752221001	031753244001	031749956001	031753252001
STREET#	3357 S	5820	4100 S	5133 E	5952 E	5163 E
STREET	COLUMBINE	SOUTHMOOR	BELLAIRE	OXFORD	PRINCETON	OXFORD
STREET TYPE	CIR	LN	ST	AVE	AVE	AVE
APT#						
DWELLING	******	******	******	******	******	******
Time Adj Sale Price		2621558	2961036	2910000	2696771	3273592
Original Sale Price	0	1995000	2585000	2910000	1925000	2744000
Concessions and PP	0	-21084	-20000	0	-6000	0
Parcel Number	1971-36-3-08-002	2075-05-3-11-003	2075-06-3-05-010	2075-06-4-11-006	2075-05-3-10-003	2075-06-4-11-007
Neighborhood	497	500	501	502	500	502
Neighborhood Group	212777	212777	212777	212777	212777	212777
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	616200	900000	1089000	900000	855000	900000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	2015	1980	1969	1968	1965	1970
Remodel Year	0	2015	2021	2007	2008	2016
Valuation Grade	X	Α	Α	Α	Α	Α
Living Area	4024	4013	4232	4320	4473	5255
Basement/Garden Ivl	1636	1792	852	754	2054	1892
Finish Bsmt/Grdn IvI	0	1523	852	687	1730	1492
Walkout Basement	0	0	0	0	0	0
Attached Garage	918	702	660	624	741	1070
Detached Garage	0	0	0	0	0	0
Open Porch	545	497	32	84	461	66
Deck/Terrace	0	1203	995	1539	830	1503
Total Bath Count	5	5	7	5	6	6
Fireplaces	2	2	2	1	3	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	3043012	2582409	2994136	2655182	2610745	3207320
VALUATION	*******	********	********	********	********	*******
SALE DATE		11/25/2020	08/13/2021	05/06/2022	07/01/2020	06/01/2021
Time Adj Sale Price		2,621,558	2,961,036	2,910,000	2,696,771	3,273,592
Adjusted Sale Price		3,082,161	3,009,912	3,297,830	3,129,038	3,109,284
ADJ MKT \$	3,123,871					

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