APPRAISAL PERIOD: Your pr the 24-month period beginning property, that is, an estimate of may use data going back in six-	APPEAL FO YOU MUST SUBMIT YOUR APP (You may also file on-line at <u>www</u> OWNER: BORUNDA JORGE 212 - 1212 Single Family Residential PROPE property has been valued as it existed on January 1 of the of July 1, 2020 and ending June 30, 2022 (the base period). what it would have sold for on the open market on June 3 month increments from the five-year period ending June 3 month increments from the five-year period ending June 3	PEAL BY JUNE 8, 2023 .arapahoeqov.com/assessor) ERTY ADDRESS: 1293 SCR/ current year, based on sales and other The current year value represents th 0, 2022. If data is insufficient during 30, 2022. Sales have been adjusted f	ANTON ST r information gathered from he market value of your g the base period, assessors for inflation and deflation when				NO HISI Scan to see map		F
current year value or the propert	ty classification determined for your property.	\$				RANTON ST CO 80011-6409			
					TAX YEAR	TAX AREA	PIN NUM	BER	
					2023	1185	0310579	981	19
	ALL PROPERTY TYPE	S (Market Approach)			PROPERTY AD	DRESS		EGAL DESCR	IF
The market approach utilizes sales of similar properties from July 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value. 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					1293 SCRANT	ON ST		LOT 26 BLK 7 F TOWN Block 00	)7
similar properties that occurred	in your immediate neighborhood <u>during the base period</u> , <u>Property Address</u>	please list them below. Date Sold		Sale Price	CLA	SSIFICATION		F JUNE 30, 20	
						Residential			
	COMMERCIAL PROPERTY (does not include single	e-family homes, condominiums or ap	partments)			TOTAL		\$523,500	
income is capitalized into an inc the market approach section abc income and expense amounts. A list of rent comparables for com other information you wish the a	berties are valued based on the cost, market and income ap dication of value. If your commercial or industrial propert ove. If your property was leased during the data gathering Also, please attach a rent roll indicating the square footage upeting properties. You may also submit any appraisals pe Assessor to consider in reviewing your property value.	ty was <u>not</u> leased from July 2020 thro period, please attach an operating st e and rental rate for each tenant occu	ough June 2022, please see tatement indicating your pied space. If known, attach a		<b>VALUATION INFORM</b> based on the market a the amount that reduc income approaches to valuation for assessme	<b>ATION</b> : Your property pproach to value. For es the valuation for ass value. The actual valu	has been valued property tax yea sessment to \$1,00 ue for commercia	as it existed o r 2023, the act 00. The value o al improved rea	n ua of al
true and complete statements co	E igned owner/agent of this property, state that the informat oncerning the described property. I understand that the cu upon the Assessor's review of all available information per	nrent year value of my property <u>may</u>	-		Your property was va value. The Residentia Energy and Commerc percentage is not grou are defined as all struc acquired, §39-1-102(2	l Assessment Rate is 6 ial Renewable Persona nds for appeal or abate ctures, buildings, fixtur	.765%, Agricult al Property is 26. ement of taxes, §	ural is 26.4% a 4% and all oth 339-5-121(1), C	inc ier C.I
Signature	Date	Owner Email Addres	SS		The tax notice you rec	eive next Ianuary will	he based on the	current year a	cti
OWNER AUTHORIZATION OF	AGENT:				-	pplied to your resident		-	
	Print Owner Name	Owner Signature			r		rr-,,,,		
Print Agent Name	Agent Signature	Date	Agent Telephone		<b>ESTIMATED TAXES</b> : adjustment in valuation		-	-	

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

Agent Address

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

# **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				
1973-01-2-16-026		4/15/23				
CRIPTION						
	OWN Subdi	visionCd 033800 Subdi	vision	Name HOFFMAN		
UE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020			CHANGE IN VALUE		
		\$314,200		+\$209,300		
	1973-01-2 CRIPTION	1973-01-2-16-026 CRIPTION 7 HOFFMAN TOWN Subdi 007 Lot 026 AR UE A	1973-01-2-16-026 4/15/23 CRIPTION 7 HOFFMAN TOWN SubdivisionCd 033800 Subdivision Cd 023800 Subdivision Cd 033800 Subdivision Cd 03800 Subdivisi Cd 0380 Subdivision Cd 0380 Subdivision Cd 0380 Sub	1973-01-2-16-026 4/15/23   CRIPTION   7 HOFFMAN TOWN SubdivisionCd 033800 Subdivision   x 007 Lot 026 AR   PRIOR YEAR   UE ACTUAL VALUE   2022 AS OF JUNE 30, 2020		

DE 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 lue 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 flect 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

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

pon the best available information. You have the right to protest the \$3,556.09

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 AVAILABLE		NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	
	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	
PARCEL ID	031057981	031057981001	031061407001	031058601001	031069840001	031059437001	
STREET #	1293	1293	814	1248	13601 E	1279	
STREET	SCRANTON	SCRANTON	QUENTIN	QUENTIN	7TH	QUARI	
STREET TYPE	ST	ST	ST	ST	AVE	ST	
APT #	01	01	01	01		01	
DWELLING	*****	********	*****	*****	*****	*****	
Time Adj Sale Price		514733	539878	535742	532506	509964	
Original Sale Price	459000	459000	449000	467000	497000	472000	
Concessions and PP	-3000	-3000	0	0	-1000	-5000	
Parcel Number	1973-01-2-16-026	1973-01-2-16-026	1973-01-3-07-020	1973-01-2-19-005	1973-01-4-22-012	1973-01-2-21-028	
Neighborhood	218	218	218	218	218	218	
Neighborhood Group	204300	204300	204300	204300	204300	204300	
LUC	1220	1220	1220	1220	1220	1220	
Allocated Land Val	180000	180000	180000	180000	180000	180000	
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional	
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	
Year Built	1952	1952	1953	1952	1954	1952	
Remodel Year	2021	2021	2021	2021	2018	2021	
Valuation Grade	С	С	С	С	С	С	
Living Area	1832	1832	1863	1789	1856	1911	
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	231	231	0	220	209	0	
Detached Garage	0	0	0	0	0	0	
Open Porch	0	0	498	0	60	0	
Deck/Terrace	201	201	480	0	0	0	
Total Bath Count	2	2	2	2	2	2	
Fireplaces	0	0	1	1	0	1	
2nd Residence	0	0	0	0	0	0	
Regression Valuation	556030	556030	552997	557910	538044	548484	
VALUATION	******	********	********	*******	********	******	
SALE DATE		12/10/2021	08/30/2021	11/12/2021	03/23/2022	02/04/2022	
Time Adj Sale Price		514,733	539,878	535,742	532,506	509,964	
Adjusted Sale Price		514,733	542,911	533,862	550,492	517,510	
ADJ MKT \$	523,454						

## 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