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

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

PIN # 031058244

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

OWNER: ALLEN LEROY KENDALL JR & BRENDA L

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 1265 SALEM 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 PROF	PERTY TYPES (Market A	Approach)		
Colorado Law require deflation to the end of	utilizes sales of similar propes the Assessor to exclusively f the data-gathering period, I toccurred in your immediate	y use the market approach June 30, 2022. If you belie	to value residential property has	perty. All sales must be s been incorrectly value	=	
PIN#	Property Ad	<u>ldress</u>		Date Solo	<u>d</u>	Sale Pr
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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

ALLEN, LEROY KENDALL JR & BRENDA L, 1265 SALEM ST AURORA CO 80011-6349

#### **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

TAX YEAR	TAX AREA	PIN NU	PIN NUMBER		ROL#	DATE		
2023	1185	03105	031058244		2-17-026	4/15/23		
PROPERTY ADDRESS			LEGAL DES	LEGAL DESCRIPTION				
1265 SALEM S	LOT 26 BLK 6 HOFFMAN TOWN SubdivisionCd 033800 SubdivisionName HOFFMAN TOWN Block 006 Lot 026							
	ROPERTY SSIFICATION				l	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020	CHANGE IN VALUE	
	Residential							
	TOTAL		\$439,400			\$312,300	+\$127,100	

# PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM

**VALUATION**: 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.

\$2,984.75

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 | AVAILABLE | AVAILABLE | AVAILABLE | AVAILABLE |
|           |           |           |           |           |

	SUBJECT *********	SALE 1 ********	SALE 2 ********	SALE 3 ********	SALE 4 ********	SALE 5 ********
PARCEL ID	031058244	031058333002	031056926002	031060231001	031057949002	031059909001
STREET#	1265	1216	1248	1041	1235	900
STREET	SALEM	RACINE	URSULA	TROY	SCRANTON	TROY
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	******	******	******	******	******	******
Time Adj Sale Price		401917	454167	474012	384768	514987
Original Sale Price	0	289900	366500	350000	320000	409500
Concessions and PP	0	0	0	-3500	0	0
Parcel Number	1973-01-2-17-026	1973-01-2-18-007	1973-01-2-12-003	1973-01-3-03-024	1973-01-2-16-022	1973-01-3-02-010
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	1952	1953	1952	1953
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	2259	2269	2163	2183	2075	1996
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	0	0	0
Detached Garage	0	0	338	0	0	576
Open Porch	220	224	120	214	274	30
Deck/Terrace	0	868	460	0	0	405
Total Bath Count	2	2	2	2	2	2
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	436874	433308	370622	451590	438178	467517
VALUATION	*******	*******	*******	*******	*******	*******
SALE DATE		10/07/2020	06/07/2021	11/30/2020	08/16/2021	05/19/2021
Time Adj Sale Price		401,917	454,167	474,012	384,768	514,987
Adjusted Sale Price		405,483	520,419	459,296	383,464	484,344
ADJ MKT \$	439,437					

# 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