# APPEAL FORM

# YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031060010

OWNER: PEARSON GAIL

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 1050 SCRANTON 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 PROPERTY TYPES	S (Market Approach)		
**	* *	rom July 1, 2020 through June 3	• •	•	
•	•	e market approach to value residence		•	
		, 2022. If you believe that your proorhood <u>during the base period</u> , p		led, and are aware of sales of	
inniar properties that occi	arred in your immediate neighb	ornood during the base period, p	nease list them below.		
<u>PIN #</u>	Property Address		Date Solo	<u>d</u>	Sale I
	00141500111 001	ODERTY (does not include single	e-family homes, condominiums or	apartments)	
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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

GAIL PEARSON 9260 GARRISON ST WESTMINSTER CO 80021-4333

#### **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	TROL#	MBER CONTI	PIN NUI	TAX AREA	TAX YEAR		
	4/15/23	-3-03-002	0010 1973-01-	031060	1185	2023		
	PROPERTY ADDRESS							
LOT 4 BLK 25 HOFFMAN TOWN 3RD FLG SubdivisionCd 033900 SubdivisionName HOFFMAN TOWN 3RD FLG Block 025 Lot 004				1050 SCRANTON ST				
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022		PROPERTY CLASSIFICATION			
					Residential			
+\$122,500	\$371,600		\$494,100		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.

\$3,356.37

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	031060010	031057841001	031063043001	031066018001	031070139001	031066522001
STREET#	1050	1118	786	961	709	910
STREET	SCRANTON	SALEM	REVERE	TUCSON	URSULA	URSULA
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	*******	*******	******	*******	******	******
Time Adj Sale Price		492984	451441	514292	485392	494866
Original Sale Price	0	410000	342500	505000	460000	440000
Concessions and PP	0	0	-8000	0	0	-1600
Parcel Number	1973-01-3-03-002	1973-01-2-16-012	1973-01-3-14-003	1973-01-4-10-035	1973-01-4-23-011	1973-01-4-12-009
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	1953	1952	1954	1953	1954	1953
Remodel Year	2019	2021	2016	2018	2016	2021
Valuation Grade	С	С	С	С	С	С
Living Area	1691	1709	1681	1621	1643	1621
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	220	220	0	0	0
Detached Garage	0	0	0	0	336	576
Open Porch	422	0	276	261	338	312
Deck/Terrace	224	292	120	258	0	288
Total Bath Count	2	2	2	2	2	2
Fireplaces	0	1	1	1	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	506290	508992	499919	487945	489630	511023
VALUATION	*******	*******	*******	*******	*******	*******
SALE DATE		08/06/2021	12/29/2020	06/07/2022	04/06/2022	12/10/2021
Time Adj Sale Price		492,984	451,441	514,292	485,392	494,866
Adjusted Sale Price		490,282	457,812	532,637	502,052	490,133
ADJ MKT \$	494,136					

# 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