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

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

PIN # 031062900 OWNER: WILLIAMS ELIZABETH A

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 733 REVERE 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 (Market Approach)		
The market approach	ıtilizes sales of similar prope	erties from July 1, 2020 through	June 30, 2022 (the base perio	od) to develop an estimate o	of value.
		use the market approach to val			
=	-	nne 30, 2022. If you believe that			
similar properties that	occurred in your immediate	neighborhood during the base p	eriod, please list them below.		
PIN#	Property Add	<u>Iress</u>		Date Sold	<u>Sale Pr</u>
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ncome is capitalized in the market approach so ncome and expense a sist of rent comparable	strial properties are valued by nto an indication of value. If ection above. If your propert mounts. Also, please attach a es for competing properties.	ased on the cost, market and inc	ome approaches to value. Using property was not leased from a hering period, please attach a cotage and rental rate for each sals performed in the base per	ng the income approach, the July 2020 through June 202 n operating statement indic h tenant occupied space. If	22, please see eating your known, attach a
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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

WILLIAMS, ELIZABETH A 733 REVERE ST AURORA CO 80011-6622

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	3-13-015	1973-01-3	031062900	1185	2023		
LEGAL DESCRIPTION				LEGAL DES	PROPERTY ADDRESS			
LOT 11 BLK 50 HOFFMAN TOWN 6TH FLG SubdivisionCd 034100 SubdivisionName HOFFMAN TOWN 6TH FLG Block 050 Lot 011					733 REVERE ST			
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		ALUE	CURRENT YE ACTUAL VAL AS OF JUNE 30	PERTY FICATION			
					Residential			
+\$91,600	\$297,300		0	\$388,900	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.

\$2,641.74

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	NO PHOTO AVAILABLE	NO PHOTO
AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE

	SUBJECT *********	SALE 1 ********	SALE 2 ********	SALE 3 ********	SALE 4 ********	SALE 5 ********
PARCEL ID	031062900	031063540001	031070368001	031059470001	031061296002	031063884002
STREET#	733	710	785	1094	964	873
STREET	REVERE	SALEM	TUCSON	SALEM	QUENTIN	TROY
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	******	*******	******	******	******	*******
Time Adj Sale Price		375322	432564	471920	400724	384800
Original Sale Price	0	362000	340000	425000	355000	325000
Concessions and PP	0	0	-1000	0	0	0
Parcel Number	1973-01-3-13-015	1973-01-3-15-018	1973-01-4-24-014	1973-01-2-23-001	1973-01-3-07-009	1973-01-3-16-013
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	1954	1954	1954	1953	1953	1953
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	1621	1621	1621	1621	1621	1621
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	0	0	0	0	0	0
Detached Garage	0	0	528	480	0	0
Open Porch	0	128	150	60	332	312
Deck/Terrace	90	400	288	465	110	72
Total Bath Count	2	2	2	2	2	2
Fireplaces	1	1	2	0	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	429474	425856	463027	458908	423421	368208
VALUATION	*******	*******	********	********	********	*******
SALE DATE		05/20/2022	04/06/2021	01/27/2022	12/03/2021	09/28/2021
Time Adj Sale Price		375,322	432,564	471,920	400,724	384,800
Adjusted Sale Price		378,940	399,011	442,486	406,777	446,066
ADJ MKT \$	388,855					

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