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

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

PIN # 031065046

OWNER: ALDANA MIRIAM

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 1000 URSULA 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 PROPER	TY TYPES (Market Appro	pach)		
Colorado Law requir	res the Assessor to exclusively of the data-gathering period, J	perties from July 1, 2020 thrown y use the market approach to June 30, 2022. If you believe to eneighborhood during the base	value residential property hat your property has bee	. All sales must be in incorrectly valu	e adjusted for inflation or	
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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

MIRIAM AI DANA 1000 URSULA ST AURORA CO 80011-6429

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	ROL#	MBER CONTI	PIN NUI	TAX AREA	TAX YEAR		
	4/15/23	1-05-006	5046 1973-01-4	03106	1185	2023		
LEGAL DESCRIPTION				PROPERTY ADDRESS				
SubdivisionName	1000 URSULA ST LOT 10 BLK 22 HOFFMAN TOWN 2ND FLG SubdivisionCd 033850 HOFFMAN TOWN 2ND FLG Block 022 Lot 010							
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020	A			CLASSIFICATION			
					Residential			
+\$140,900	\$318,700		\$459,600		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.

\$3,122.01

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	031065046	031059470001	031057540001	031061296002	031063884002	031061334001
STREET#	1000	1094	1200	964	873	900
STREET	URSULA	SALEM	SCRANTON	QUENTIN	TROY	QUENTIN
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	******	******	******	******	******	******
Time Adj Sale Price		471920	397537	400724	384800	392207
Original Sale Price	0	425000	340000	355000	325000	316500
Concessions and PP	0	0	-4242	0	0	0
Parcel Number	1973-01-4-05-006	1973-01-2-23-001	1973-01-2-15-007	1973-01-3-07-009	1973-01-3-16-013	1973-01-3-07-013
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	1953	1953	1952	1953	1953	1953
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	1643	1621	1643	1621	1621	1625
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	528	480	0	0	0	0
Open Porch	560	60	435	332	312	276
Deck/Terrace	60	465	0	110	72	0
Total Bath Count	2	2	2	2	2	2
Fireplaces	0	0	0	0	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	475238	458908	449522	423421	368208	424874
VALUATION	*******	********	********	*******	********	*******
SALE DATE		01/27/2022	09/07/2021	12/03/2021	09/28/2021	06/15/2021
Time Adj Sale Price		471,920	397,537	400,724	384,800	392,207
Adjusted Sale Price		488,250	423,253	452,541	491,830	442,571
ADJ MKT \$	459,586					

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