	APPEAL FO YOU MUST SUBMIT YOUR APP (You may also file on-line at <u>www</u> OWNER: VITALE KATHRYN MELENEY 2 - 1212 Single Family Residential PROP perty has been valued as it existed on January 1 of the	PEAL BY JUNE 8, 2023 <u>arapahoegov.com/assessor</u> ERTY ADDRESS: 1009 URS	SULA ST		ARAPAH		NOT HISIS		=
property, that is, an estimate of wh may use data going back in six-mo there has been an identifiable trend current year value or the property of	ly 1, 2020 and ending June 30, 2022 (the base period) hat it would have sold for on the open market on June 2 onth increments from the five-year period ending June d during the base period, per Colorado Statute. You ma classification determined for your property. of your property as of June 30, 2022	30, 2022. If data is insufficient durir 30, 2022. Sales have been adjusted	ng the base period, assessors for inflation and deflation when		1009 U	RYN MELENEY VITAL RSULA ST RA CO 80011-6428	.E & SCOTT V VI	ITALE	2002
									-
					TAX YEAR 2023	1185	03106511		
	ALL PROPERTY TYPE	ES (Market Approach)			PROPERTY				– IF
	s of similar properties from July 1, 2020 through June	30, 2022 (the base period) to develo	-		1009 URSUL		L	OT 14 BLK 23 H	Н
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 similar properties that occurred in your immediate neighborhood <u>during the base period</u> , please list them below.				с	PROPERTY CLASSIFICATION		CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022		
<u>PIN #</u>	Property Address	Date Sold		Sale Price		Residential			
	COMMERCIAL PROPERTY (does not include sing	le-family homes, condominiums or a	partments)			TOTAL		\$495,900	
income is capitalized into an indic the market approach section above income and expense amounts. Also list of rent comparables for compe other information you wish the As	ties are valued based on the cost, market and income a ation of value. If your commercial or industrial proper e. If your property was leased during the data gathering o, please attach a rent roll indicating the square footag sting properties. You may also submit any appraisals p assessor to consider in reviewing your property value.	ty was <u>not</u> leased from July 2020 th g period, please attach an operating e and rental rate for each tenant occ	rough June 2022, please see statement indicating your upied space. If known, attach a		VALUATION INFOR based on the marke the amount that red income approaches	ACTERISTICS ARE SHO EMATION : Your property t approach to value. For uces the valuation for as to value. The actual va ment to \$1,000. The ac	y has been valued a property tax year sessment to \$1,000 lue for commercial	is it existed on 2023, the actu). The value o improved rea	n 1a f 1
true and complete statements conc	ned owner/agent of this property, state that the informater the described property. I understand that the contract the Assessor's review of all available information pe	urrent year value of my property <u>ma</u>			value. The Residen Energy and Commo percentage is not gr	valued as it existed on J ial Assessment Rate is e crcial Renewable Person ounds for appeal or aba ructures, buildings, fixtu 2(7), C.R.S.	6.765%, Agricultur al Property is 26.4 tement of taxes, §3	ral is 26.4% ar % and all othe 9-5-121(1), C	nc er 2.1
Signature OWNER AUTHORIZATION OF AG	ENT:	Owner Email Addr	ess		-	receive next January wil a applied to your resider		-	
	Print Owner Name	Owner Signature			Exemption has been	- appried to your resider		ioneeteu li	*
Print Agent Name	Agent Signature	Date	Agent Telephone			3 : The amount shown is tion, but not the estimat	-	-	

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

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

Agent Address

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

1	001170	0.4	DATE					
-	CONTR	OL #	DATE					
	1973-01-4-06-002		4/15/23					
5	SCRIPTION							
23 HOFFMAN TOWN 3RD FLG SubdivisionCd 033900 SubdivisionName TOWN 3RD FLG Block 023 Lot 014								
AR .UE , 2022 A		-	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020		CHANGE IN VALUE			
			\$331,200		+\$164,700			

E 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 ue of all other property is based on consideration of the market, cost, and I real property will be reduced by \$30,000 or the amount that reduces the lect 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

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

on the best available information. You have the right to protest the \$3,368.62

YOU HAVE THE RIGHT TO APPEAL YOUR PROPERTY VALUE OR ITS CLASSIFICATION.

PK Kaiser, MBA, MS, Assessor

ARAPAHOE COUNTY		NO PHOTO AVAILABLE					
	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	
PARCEL ID	031065119	031058325001	031056969001	031070341001	031060281001	031063345001	
STREET #	1009	1230	1180	761	1012	869	
STREET	URSULA	RACINE	URSULA	TUCSON	SALEM	SALEM	
STREET TYPE	ST	ST	ST	ST	ST	ST	
APT #							
DWELLING	******	*******	*****	*******	********	******	
Time Adj Sale Price		523160	496680	491400	523643	488764	
Original Sale Price	0	410000	462630	450000	496250	339043	
Concessions and PP	0	0	0	0	0	0	
Parcel Number	1973-01-4-06-002	1973-01-2-18-006	1973-01-2-12-007	1973-01-4-24-012	1973-01-3-04-004	1973-01-3-14-033	
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	1952	1954	1953	1954	
Remodel Year	2010	2009	2012	2012	2017	2011	
Valuation Grade	С	С	С	С	С	С	
Living Area	1401	1401	1401	1401	1401	1401	
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	220	308	220	220	220	242	
Detached Garage	0	0	0	0	0	0	
Open Porch	0	462	276	0	210	56	
Deck/Terrace	343	0	0	310	440	292	
Total Bath Count	2	2	2	2	2	2	
Fireplaces	0	1	0	0	0	0	
2nd Residence	0	0	0	0	0	0	
Regression Valuation	469945	485509	470518	470856	489577	496139	
VALUATION	******	********	**********	*********	*****	******	
SALE DATE		04/16/2021	03/31/2022	02/18/2022	04/20/2022	07/17/2020	
Time Adj Sale Price		523,160	496,680	491,400	523,643	488,764	
Adjusted Sale Price		507,596	496,107	490,489	504,011	462,570	
ADJ MKT \$	495,917						

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