APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031944317

OWNER: BERNAL PAMELA A

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

Property Classification: 2235 - 2235 Warehouse/Storage PROPERTY ADDRESS: 3620 S HURON 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 approac	h utilizes sales of similar properties from	n July 1, 2020 through June 30	, 2022 (the base period) to deve	elop an estimate of value.	
Colorado Law requi	ires the Assessor to exclusively use the m	narket approach to value resider	ntial property. All sales must b	e adjusted for inflation or	
deflation to the end	of the data-gathering period, June 30, 20	022. If you believe that your pro	operty has been incorrectly valu	ued, and are aware of sales of	
similar properties th	at occurred in your immediate neighborh	hood during the base period, ple	ease list them below.		
PIN#	Property Address		Date So	<u>ld</u>	Sale Pri
_	COMMERCIAL PROP	PERTY (does not include single-f	family homes, condominiums or	r apartments)	
ncome is capitalize	dustrial properties are valued based on the	nmercial or industrial property v	was <u>not</u> leased from July 2020	through June 2022, please see	
income is capitalized the market approach income and expense list of rent comparab		mmercial or industrial property valued during the data gathering perindicating the square footage at also submit any appraisals performs	was <u>not</u> leased from July 2020 eriod, please attach an operatin nd rental rate for each tenant o	through June 2022, please see ag statement indicating your ccupied space. If known, attach a	
income is capitalized the market approach income and expense list of rent comparab other information yo	d into an indication of value. If your com a section above. If your property was least amounts. Also, please attach a rent roll bles for competing properties. You may a	mmercial or industrial property valued during the data gathering perindicating the square footage at also submit any appraisals perfeewing your property value.	was <u>not</u> leased from July 2020 eriod, please attach an operatin nd rental rate for each tenant o	through June 2022, please see ag statement indicating your ccupied space. If known, attach a	
income is capitalized the market approach income and expense list of rent comparate other information you Please provide conta	d into an indication of value. If your com a section above. If your property was least amounts. Also, please attach a rent roll bles for competing properties. You may a but wish the Assessor to consider in revie	mmercial or industrial property valued during the data gathering perindicating the square footage at also submit any appraisals performing your property value.	was <u>not</u> leased from July 2020 eriod, please attach an operatin nd rental rate for each tenant o	through June 2022, please see ag statement indicating your ccupied space. If known, attach a	
income is capitalized the market approach income and expense list of rent comparab other information you Please provide conta	d into an indication of value. If your com a section above. If your property was least amounts. Also, please attach a rent roll bles for competing properties. You may a but wish the Assessor to consider in revie	mmercial or industrial property valued during the data gathering perindicating the square footage and also submit any appraisals perfectiving your property value. Sometimes of the square footage and also submit any appraisals perfectively governor property value. Day	was <u>not</u> leased from July 2020 eriod, please attach an operatin nd rental rate for each tenant of formed in the base period on the other tenant of the tenant of the lease period on the other tenant of the lease period on the other tenant of the lease period on the	through June 2022, please see ag statement indicating your ccupied space. If known, attach a e subject property, and any	
income is capitalized the market approach income and expense list of rent comparable other information you please provide contained with the print Name ATTESTATION: I	d into an indication of value. If your come section above. If your property was least amounts. Also, please attach a rent roll bles for competing properties. You may a put wish the Assessor to consider in reviewant information if an on-site inspection is	mmercial or industrial property of used during the data gathering periodicating the square footage at also submit any appraisals perfectiving your property value. In a submit any appraisals perfectiving your property value. Day Day	was not leased from July 2020 eriod, please attach an operatin nd rental rate for each tenant of ormed in the base period on the time Telephone / Email	through June 2022, please see ag statement indicating your ccupied space. If known, attach a e subject property, and any	
income is capitalized the market approach income and expense list of rent comparate other information you Please provide contain Print Name ATTESTATION: Intrue and complete st	d into an indication of value. If your come section above. If your property was least amounts. Also, please attach a rent roll bles for competing properties. You may a pour wish the Assessor to consider in review act information if an on-site inspection is the undersigned owner/agent of this pro-	mmercial or industrial property of a sed during the data gathering periodicating the square footage and also submit any appraisals performing your property value. I be a submit any appraisals performing your property value. Day operty, state that the information perty. I understand that the current performing the state of the	was not leased from July 2020 eriod, please attach an operatin nd rental rate for each tenant of ormed in the base period on the time Telephone / Email n and facts contained herein an ent year value of my property n	through June 2022, please see ag statement indicating your ccupied space. If known, attach a e subject property, and any	
income is capitalized the market approach income and expense list of rent comparate other information you Please provide contain Print Name ATTESTATION: Intrue and complete st	d into an indication of value. If your come section above. If your property was least amounts. Also, please attach a rent roll bles for competing properties. You may a you wish the Assessor to consider in reviewant information if an on-site inspection is the the thickness of th	mmercial or industrial property of a sed during the data gathering periodicating the square footage and also submit any appraisals performing your property value. I be a submit any appraisals performing your property value. Day operty, state that the information perty. I understand that the current performing the state of the	was not leased from July 2020 eriod, please attach an operatin nd rental rate for each tenant of ormed in the base period on the time Telephone / Email n and facts contained herein an ent year value of my property n	through June 2022, please see ag statement indicating your ccupied space. If known, attach a e subject property, and any ad on any attachment constitute may increase, decrease, or Owner Agent	
income is capitalized the market approach income and expense dist of rent comparation for their information you please provide contained their information. It is true and complete streamin unchanged, of Signature	d into an indication of value. If your come section above. If your property was least amounts. Also, please attach a rent roll bles for competing properties. You may a you wish the Assessor to consider in reviewant information if an on-site inspection is the the thickness of th	mmercial or industrial property values during the data gathering periodicating the square footage at also submit any appraisals perfectively property value. I bay operty, state that the information perty. I understand that the current fall available information perting	was not leased from July 2020 eriod, please attach an operatin nd rental rate for each tenant or ormed in the base period on the time. Telephone / Email n and facts contained herein an ent year value of my property nent to the property.	through June 2022, please see ag statement indicating your ccupied space. If known, attach a e subject property, and any ad on any attachment constitute may increase, decrease, or Owner Agent	
income is capitalized the market approach income and expense list of rent comparate other information you please provide contained and complete strue and complete stremain unchanged, of Signature	d into an indication of value. If your come section above. If your property was least amounts. Also, please attach a rent roll bles for competing properties. You may a you wish the Assessor to consider in review act information if an on-site inspection is the undersigned owner/agent of this properties concerning the described properties act information the Assessor's review of depending upon the Assessor's review of	mmercial or industrial property of used during the data gathering periodicating the square footage and also submit any appraisals performing your property value. I be a property of the property. I understand that the current of all available information pertinerty. Date	was not leased from July 2020 eriod, please attach an operatin nd rental rate for each tenant or ormed in the base period on the time. Telephone / Email n and facts contained herein an ent year value of my property nent to the property.	through June 2022, please see ag statement indicating your ccupied space. If known, attach a e subject property, and any ad on any attachment constitute may increase, decrease, or Owner Agent	

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

PAMELA A BERNAL 3620 S HURON ST ENGLEWOOD CO 80110-3426

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

	DATE	ROL#	BER CONTE	PIN NUI	TAX AREA	TAX YEAR
	4/15/23	2-08-003	317 2077-03-2	03194	1910	2023
LEGAL DESCRIPTION				PROPERTY ADDRESS		
LOTS 25-28 BLK 14 ENGLEWOOD SubdivisionCd 022000 SubdivisionName ENGLEWOOD Block 014 Lot 025				3620 S HURON ST		
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020	A	URRENT YEAR CTUAL VALUE DF JUNE 30, 2022		ROPERTY SSIFICATION	
					Commercial	
+\$375,000	\$524,000		\$899,000		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.

\$18,268.87

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

In accordance with 39-5-121(1)(B), C.R.S. these are the characteristics that are relevant to the valuation of your property.



NO PHOTO **AVAILABLE**

NO PHOTO AVAILABLE

PARCEL ID	0319443
PROPERTY ADDRESS	3620 S HUF
	ST
LAND DATA	********

Land Use Description Zoning Description Land Size(Acreage) Frontage Depth External Forces retail int **BUILDING DATA Building Number** Total Sq Footage Basement Sq Footage

Year Built

Structure Type

Quality Description

SUBJECT RON

Warehouse/Storage Not Avaliable

0.2870 100.00 125.00 0.0000 ****** **BUILDING 1 BUILDING 2** ******

******	******
1	2

4752 1248 0 1958 2013 Masonry or Concret Masonry or Concret

Fair Average

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