APPRAISAL PERIOD: Your p the 24-month period beginning property, that is, an estimate of may use data going back in six there has been an identifiable to current year value or the prope	APPEAL F YOU MUST SUBMIT YOUR A (You may also file on-line at ww OWNER: BREWER JAMES MARION 212 - 1212 Single Family Residential PRC property has been valued as it existed on January 1 of th g July 1, 2020 and ending June 30, 2022 (the base period f what it would have sold for on the open market on Jun -month increments from the five-year period ending Jun rend during the base period, per Colorado Statute. You rty classification determined for your property.	PPEAL BY JUNE 8, 2023 ww.arapahoegov.com/assesson PPERTY ADDRESS: 2071 W II ne current year, based on sales and oth od). The current year value represents ne 30, 2022. If data is insufficient duri ne 30, 2022. Sales have been adjusted	LIFF AVE ther information gathered from the market value of your ing the base period, assessors for inflation and deflation when		BREWEF 2071 W I	R, JAMES MARION LIFF AVE WOOD CO 80110-10	HISIS Scan to see map & WILMA L		=
Reason for filing an appeal:									
					TAX YEAR 2023	TAX AREA 0010	PIN NUMB 03383157		19
		(DEC (Market Approach)					· · · · · · · · · · · · · · · · · · ·		-
ALL PROPERTY TYPES (Market Approach) The market approach utilizes sales of similar properties from July 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value.					PROPERTY ADDRESS LEGAL DESCRIP 2071 W ILIFF AVE THAT PART OF L FOR FULL LEGAL				
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.						PROPERTY	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022		
<u>PIN #</u>	Property Address	Date Sold		Sale Price		Residential			
	COMMERCIAL PROPERTY (does not include si	ingle-family homes, condominiums or a	apartments)			TOTAL		\$454,900	
income is capitalized into an ir the market approach section ab income and expense amounts. list of rent comparables for cor other information you wish the	perties are valued based on the cost, market and incom- ndication of value. If your commercial or industrial prop- pove. If your property was leased during the data gather Also, please attach a rent roll indicating the square foot mpeting properties. You may also submit any appraisals e Assessor to consider in reviewing your property value ation if an on-site inspection is necessary:	perty was <u>not</u> leased from July 2020 the ring period, please attach an operating stage and rental rate for each tenant occurs is performed in the base period on the stage stage of the stage stage stage stage stage of the stage stage stage of the stage stag	rough June 2022, please see statement indicating your supied space. If known, attach a		PROPERTY CHARAC VALUATION INFORM based on the market a the amount that reduc income approaches to valuation for assessm	pproach to value. For es the valuation for as value. The actual val	/ has been valued a property tax year sessment to \$1,000 ue for commercial	as it existed or 2023, the actu). The value o improved rea	ı. ıa f
true and complete statements c	signed owner/agent of this property, state that the inform concerning the described property. I understand that the upon the Assessor's review of all available information	e current year value of my property ma			Your property was va value. The Residentia Energy and Commerco percentage is not grou are defined as all stru acquired, §39-1-102(l Assessment Rate is 6 ial Renewable Person inds for appeal or abat ctures, buildings, fixtu	6.765%, Agricultur al Property is 26.4 rement of taxes, §3	ral is 26.4% ar % and all othe 9-5-121(1), C	nc er
Signature OWNER AUTHORIZATION OF	AGENT: Print Owner Name	Owner Email Add	ress		The tax notice you rea Exemption has been a	ceive next January wil		-	
Print Agent Name	Agent Signature	Date	Agent Telephone		ESTIMATED TAXES: adjustment in valuation	The amount shown is on, but not the estimate	-	-	

Agent Address

If mailed - postmarked no later than June 8 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136

Agent Email Address

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

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

	DATE 4/15/23 AT SE COR OF SD L MACT THE ASSESSO	OT TH N 133.16 FT TH W DRS OFFICE
C AS BEG	AT SE COR OF SD L	
-	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020	CHANGE IN VALU

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 \$2,241.46

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

PK Kaiser, MBA, MS, Assessor

AVY X

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					
	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID STREET #	033831578 2071 W	034949691001 2295 W	031001552001 2000 W	032421533001 2051 W	031002257001 2360 W	031000114001 2101 W
STREET STREET TYPE APT #	ILIFF AVE	ILIFF AVE	ADRIATIC PL	ILIFF AVE	ILIFF AVE	ADRIATIC PL
DWELLING	*******	*******	*******	********	*********	******
Time Adj Sale Price		429250	396209	454613	450642	437912
Original Sale Price	0	301609	351000	369415	442500	430000
Concessions and PP	0	0	0	-2555	0	0
Parcel Number	1971-28-2-05-087	1971-28-2-28-002	1971-28-2-11-012	1971-28-2-05-057	1971-28-3-02-049	1971-28-2-02-006
Neighborhood	789	789	789	789	789	789
Neighborhood Group	215300	215300	215300	215300	215300	215300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	143000	143000	107200	143000	143000	107200
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	1941	1936	1961	1937	1952	1955
Remodel Year	0	0	0	0	1999	2009
Valuation Grade	C	С	C	D	С	С
Living Area	832	936	792	1015	779	755
Basement/Garden Ivl	416	0	0	300	0	755
Finish Bsmt/Grdn IvI	333	0	0	0	0	717
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	0	•	0	•	480	e e
Open Porch Deck/Terrace	24	54 242	32 335	310 0	220 0	45 164
Total Bath Count	24	242	335	1	1	104
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	437893	388351	399165	420115	463136	441889
	**********	***********	***********	420113	***********	***********
SALE DATE		08/03/2020	12/03/2021	06/07/2021	06/15/2022	06/07/2022
Time Adj Sale Price		429,250	396,209	454,613	450,642	437,912
Adjusted Sale Price		478,792	434,937	472,391	425,399	433,916
ADJ MKT \$	454,921			,	,	,

Arapahoe County ASSESSOR OFFICE

Appeals will not be accepted after June 8