

APPEAL FORM
 YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023
 (You may also file on-line at www.arapahoegov.com/assessor)

PIN # 034323121 OWNER: MCALLISTER NICHOLAS

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 3220 S DECATUR 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.

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

Reason for filing an appeal: _____

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. 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 during the base period, please list them below.

PIN #	Property Address	Date Sold	Sale Price

COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments)

Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating income is capitalized into an indication of value. If your commercial or industrial property was not leased from July 2020 through June 2022, please see the market approach section above. If your property was leased during the data gathering period, please attach an operating statement indicating your income and expense amounts. Also, please attach a rent roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties. You may also submit any appraisals performed in the base period on the subject property, and any other information you wish the Assessor to consider in reviewing your property value.

Please provide contact information if an on-site inspection is necessary:

 Print Name Daytime Telephone / Email

ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property.

Owner Agent

 Signature Date Owner Email Address

OWNER AUTHORIZATION OF AGENT: _____
 Print Owner Name Owner Signature

 Print Agent Name Agent Signature Date Agent Telephone

 Agent Address 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



REAL PROPERTY
NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

THIS IS NOT A TAX BILL



LITTLETON OFFICE
 5334 S. Prince Street
 Littleton, CO 80120-1136
 Ph: 303-795-4600
 Fax: 303-797-1295
 TDD: Relay-711

NICHOLAS MCALLISTER
 3220 S DECATUR ST
 DENVER CO 80236-6021

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

TAX YEAR	TAX AREA	PIN NUMBER	CONTROL #	DATE
2023	0071	034323121	1971-32-4-34-003	4/15/23
PROPERTY ADDRESS		LEGAL DESCRIPTION		
3220 S DECATUR ST		LOT 3 SOUTH DECATUR SUB SubdivisionCd 057256 SubdivisionName SOUTH DECATUR SUB Block 000 Lot 003		
PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020	CHANGE IN VALUE	
Residential				
TOTAL	\$540,100	\$392,100	+\$148,000	

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.

\$3,363.65

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

APPEAL PROCEDURES



	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	034323121	034323121001	033145194001	031005582001	031006058001	031006082001
STREET #	3220 S	3220 S	3120 S	2676 W	2728 W	3145 S
STREET	DECATUR	DECATUR	DECATUR	DARTMOUTH	DARTMOUTH	CLAY
STREET TYPE	ST	ST	ST	AVE	AVE	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		540592	410495	583200	556986	547042
Original Sale Price	499900	499900	362500	500000	475000	475000
Concessions and PP	0	0	0	0	-11000	-6000
Parcel Number	1971-32-4-34-003	1971-32-4-34-003	1971-32-4-25-002	1971-32-4-02-039	1971-32-4-03-065	1971-32-4-03-069
Neighborhood	206	206	206	206	206	206
Neighborhood Group	215500	215500	215500	215500	215500	215500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	168000	168000	168000	151200	151200	189000
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	2002	2002	1952	1981	1974	1979
Remodel Year	2021	2021	2015	2021	2020	2012
Valuation Grade	C	C	C	C	C	C
Living Area	1052	1052	1118	1112	1193	950
Basement/Garden lvl	0	0	0	1112	1040	950
Finish Bsmt/Grdn lvl	0	0	0	1012	998	900
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	260	312	288
Detached Garage	600	600	0	0	0	0
Open Porch	300	300	0	390	0	262
Deck/Terrace	587	587	344	304	232	168
Total Bath Count	2	2	1	2	2	2
Fireplaces	0	0	0	1	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	536783	536783	417385	583063	550710	542836
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		11/10/2021	08/13/2021	06/03/2021	04/05/2021	06/09/2021
Time Adj Sale Price		540,592	410,495	583,200	556,986	547,042
Adjusted Sale Price		540,592	529,893	536,920	543,059	540,989
ADJ MKT \$	540,093					

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