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

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

PIN # 031010969

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

OWNER: MOURNING RANDOLPH E

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 2055 W HAMILTON PL

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 PROPE	RTY TYPES (Market A	approach)		
The market approach	utilizes sales of similar prope	erties from July 1, 2020 thro	ough June 30, 2022 (th	e base period) to deve	elon an estimate of value.	
	es the Assessor to exclusively	•		• /	•	
=	-	= =		-	ued, and are aware of sales of	
similar properties that	t occurred in your immediate	neighborhood during the ba	se period, please list th	nem below.		
PIN#	Property Add	<u>dress</u>		<u>Date Sol</u>	l <u>d</u>	<u>Sale F</u>
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income is capitalized the market approach income and expense list of rent comparab	ustrial properties are valued by into an indication of value. It section above. If your propert	ssed on the cost, market and your commercial or industry was leased during the data rent roll indicating the squayou may also submit any ap	income approaches to rial property was <u>not</u> le a gathering period, plea are footage and rental in praisals performed in	value. Using the inco cased from July 2020 ase attach an operating rate for each tenant of	ome approach, the net operating through June 2022, please see g statement indicating your ccupied space. If known, attach a	
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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

RANDOLPH E MOURNING 2055 W HAMILTON PL ENGLEWOOD CO 80110-2019

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 NU	PIN NUMBER		OL#	DATE	
2023	0071	03101	031010969		-02-002	4/15/23	
PROPERTY AD	DRESS	LEGAL DES	LEGAL DESCRIPTION				
2055 W HAMIL	TON PL	LOTS 19-20 BLK 14 SHERIDAN SUB SubdivisionCd 055250 SubdivisionName SHERIDAN SUB Block 014 Lot 019					
	ROPERTY SSIFICATION	ı /		CURRENT YEAR ACTUAL VALUE OF JUNE 30, 2022		PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020	CHANGE IN VALUE
	Residential						
	TOTAL		\$380,700			\$234,200	+\$146,500

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.

\$2,370.89

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













	SUBJECT *********	SALE 1 ********	SALE 2	SALE 3	SALE 4 ***********	SALE 5 ********
PARCEL ID	031010969	031011591001	031011639001	031011957001	034123563001	031011922001
STREET#	2055 W	1901 W	1940 W	1965 W	2280 W	1987 W
STREET	HAMILTON	GIRARD	GIRTON	GIRTON	BALTIC	GIRTON
STREET TYPE	PL	AVE	AVE	AVE	PL	AVE
APT#						
DWELLING	******	******	******	******	******	******
Time Adj Sale Price		539156	335893	441930	401717	512097
Original Sale Price	0	450000	235000	365000	306000	404000
Concessions and PP	0	-1600	-2000	-3000	0	-2670
Parcel Number	1971-33-3-02-002	1971-33-3-10-008	1971-33-3-10-012	1971-33-3-15-005	1971-28-2-21-001	1971-33-3-15-002
Neighborhood	1960	1960	1960	1960	789	1960
Neighborhood Group	215300	215300	215300	215300	215300	215300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	117000	143000	130000	143000	143000	143000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	2 Story	1 Story/Ranch
Year Built	1943	1961	1952	1957	1945	1962
Remodel Year	0	0	0	0	0	0
Valuation Grade	D	С	D	D	С	С
Living Area	1114	1158	672	1528	1336	1536
Basement/Garden Ivl	0	768	0	0	0	0
Finish Bsmt/Grdn IvI	0	768	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	480	0	0	0	0
Detached Garage	0	0	624	480	0	576
Open Porch	60	0	93	32	0	0
Deck/Terrace	0	0	0	0	0	144
Total Bath Count	1	1	1	1	1	2
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	376377	522203	364320	422355	396368	503218
VALUATION	*******	*******	*******	*******	*******	*******
SALE DATE		08/18/2021	07/14/2020	07/19/2021	02/23/2021	04/02/2021
Time Adj Sale Price		539,156	335,893	441,930	401,717	512,097
Adjusted Sale Price		393,330	347,950	395,952	381,726	385,256
ADJ MKT \$	380,721					

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