# APPEAL FORM

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

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

PIN # 031024722 OWNER: 30 ELATI LLC

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 3055 S ELATI 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.

Reason for filing an ap						
	P-04					
		ALL PROP	PERTY TYPES (Market Ap	oproach)		
Γhe market approach ι	utilizes sales of similar prop	perties from July 1, 2020 tl	hrough June 30, 2022 (the	e base period) to develo	pp an estimate of value.	
Colorado Law requires	s the Assessor to exclusivel	ly use the market approach	to value residential prope	erty. All sales must be a	djusted for inflation or	
deflation to the end of	the data-gathering period,	June 30, 2022. If you believ	ve that your property has	been incorrectly valued	l, and are aware of sales of	
similar properties that	occurred in your immediate	e neighborhood during the	base period, please list the	em below.		
DIN #	Dranarty A	ddraaa		Data Sald		Cala Di
<u>PIN #</u>	Property Ac	<u>idress</u>		<u>Date Sold</u>		Sale Pr
	COMMEDI	CIAL PROPERTY (does not	include single family hom	uoo oondominiumo or o	nortmonto)	
	OOMINIERO	MALT NOT ENTT (does not	molade single-lamily flom	ics, condominants of a	partificitio)	
Commercial and indus	trial properties are valued b	based on the cost, market ar	nd income approaches to	value. Using the incom	e approach, the net operating	
			**	•	te approach, the net operating	
ncome is capitalized i	into an indication of value.	If your commercial or indu	strial property was <u>not</u> lea	ased from July 2020 thr	rough June 2022, please see	
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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

30 ELATI LLC 2431 EAGLEVIEW CIR LONGMONT CO 80504-7315

#### **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

TAX YEAR	TAX AREA	PIN NU	MBER	R CONTROL#		DATE	
2023	0010	03102	4722	1971-34-2-23-018		4/15/23	
PROPERTY AD	DRESS	LEGAL DES	LEGAL DESCRIPTION				
3055 S ELATI S	N 18 FT OF 38 ALL 39 & S 19 1/2 FT OF 40 BLK 3 TAYLORS ADD SubdivisionCd 061700 SubdivisionName TAYLORS ADD Block 003 Lot 038						
CLASSIFICATION		CURRENT YEAR ACTUAL VALUE OF JUNE 30, 2022		l	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020	CHANGE IN VALUE	
	Residential						
	TOTAL		\$410,700			\$335,000	+\$75,700

## 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.

\$2,023.68

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	031024722	031021162001	031023041001	031021936001	031021545001	031023645001
STREET#	3055 S	2852 S	2950 S	2962 S	2845 S	3084 S
STREET	ELATI	CHEROKEE	BANNOCK	GALAPAGO	ACOMA	BANNOCK
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	*******	*******	******	******	******	******
Time Adj Sale Price		468308	460687	375170	528176	512367
Original Sale Price	0	470000	365000	300000	440000	475000
Concessions and PP	0	0	-6600	-200	0	-1200
Parcel Number	1971-34-2-23-018	1971-34-2-08-009	1971-34-2-16-007	1971-34-2-11-007	1971-34-2-09-019	1971-34-2-19-004
Neighborhood	1291	1291	1291	1291	1291	1291
Neighborhood Group	214500	214500	214500	214500	214500	214500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	240000	240000	240000	172800	192000	240000
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	1900	1910	1909	1939	1920	1916
Remodel Year	0	0	0	0	0	0
Valuation Grade	D	С	С	D	С	С
Living Area	792	784	836	774	692	960
Basement/Garden Ivl	0	0	264	288	392	0
Finish Bsmt/Grdn Ivl	0	0	0	288	369	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	300	264	224	0	264	0
Open Porch	98	0	96	0	85	90
Deck/Terrace	0	244	108	0	0	0
Total Bath Count	1	1	1	1	1	1
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	402228	450407	487932	387271	459654	498571
VALUATION	*******	*******	*******	********	********	*******
SALE DATE		04/05/2022	11/12/2020	01/15/2021	04/26/2021	11/15/2021
Time Adj Sale Price		468,308	460,687	375,170	528,176	512,367
Adjusted Sale Price		420,129	374,983	390,127	470,750	416,024
ADJ MKT \$	410,669					

# 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