

PIN # 031024838 OWNER: FISCHER RACHAEL

Property Classification: 1215 - 1215 Duplexes-Triplexes PROPERTY ADDRESS: 3056 S GALAPAGO ST

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

Reason for filing an appeal: _____

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.

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>
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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
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OWNER AUTHORIZATION OF AGENT:

Print Owner Name	Owner Signature
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Print Agent Name	Agent Signature	Date	Agent Telephone
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Agent Address	Agent Email Address
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If mailed - postmarked no later than June 10 - 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 --->

RACHAEL FISCHER
3147 S EMERSON ST
ENGLEWOOD CO 80113-2820

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 Pl Suite 500
Aurora, CO 80011

Ph: 303-795-4600
Fax: 303-636-1380
TDD: Relay-711

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2024	0010	031024838	1971-34-2-24-007	4/10/24
PROPERTY ADDRESS		LEGAL DESCRIPTION		
3056 S GALAPAGO ST		LOTS 14-15 BLK 2 TAYLORS ADD SubdivisionCd 061700 SubdivisionName TAYLORS ADD Block 002 Lot 014		
PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022		PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2022	CHANGE IN VALUE
ResMultiFamily				
TOTAL	\$900,000		\$550,000	+\$350,000

PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM

VALUATION INFORMATION: 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 7.07%, Residential Multi Family is 6.80%, Agricultural is 26.4% and all other Agricultural Business is 29%. Commercial Renewable Energy and Commercial Renewable Personal Property is 26.4% and all other commercial property is 29%. 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.

\$4,304.99

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

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 10. 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.arapahoeco.gov/assessor by June 10.

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 05/01/2024 - 5/20/2024 only. County building doors close at 4:00 p.m.

If a property owner does not timely object to their property's valuation by 6/10/2024 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 07/15/2024.

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 10

<div><div></div><div>ARAPAHOE COUNTY</div></div>		NO PHOTO AVAILABLE		NO PHOTO AVAILABLE		NO PHOTO AVAILABLE		NO PHOTO AVAILABLE		NO PHOTO AVAILABLE	
		SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****				
PARCEL ID	031024838	031943787001	031940001001	031024048001	031018978001	031940168001					
STREET #	3056 S	3595 S	3547 S	3035 S	2803 S						
STREET	GALAPAGO	BANNOCK	PEARL	BANNOCK	PENNSYLVANIA						
STREET TYPE	ST	ST	ST	ST	ST						
APT #											
DWELLING	*****	*****	*****	*****	*****	*****					
Time Adj Sale Price		440750	510000	481850	507675	545376					
Original Sale Price	0	435000	510000	464000	485000	525000					
Concessions and PP	0	-5000	0	-4000	-1500	-600					
Parcel Number	1971-34-2-24-007	2077-03-2-02-018	2077-03-1-03-016	1971-34-2-20-022	1971-34-1-30-020	2077-03-1-04-012					
Neighborhood	3030	3030	3030	3030	3030	3030					
Neighborhood Group	70714	70714	70714	70714	70714	70714					
LUC	1280	1280	1280	1280	1280	1280					
Allocated Land Val	158400	158400	158400	158400	158400	158400					
Improvement Type	Duplex: Two Family	Duplex: Two Family	Duplex: Two Family	Duplex: Two Family	Duplex: Two Family	Duplex: Two Family					
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch					
Year Built	1963	1968	1952	1960	1947	1950					
Remodel Year	0	0	0	0	0	0					
Valuation Grade	C	C	C	C	C	C					
Living Area	936	1000	870	816	784	1080					
Basement/Garden lvl	936	1000	870	816	784	0					
Finish Bsmt/Grdn lvl	842	1000	870	816	706	0					
Walkout Basement	0	1	0	0	0	0					
Attached Garage	0	0	0	0	0	0					
Detached Garage	0	264	528	0	660	0					
Open Porch	90	234	48	220	0	0					
Deck/Terrace	108	192	0	0	24	0					
Total Bath Count	2	2	2	2	2	2					
Fireplaces	0	2	0	0	0	0					
2nd Residence	0	0	0	0	0	0					
Regression Valuation	0	0	0	0	0	0					
VALUATION	*****	*****	*****	*****	*****	*****					
SALE DATE		08/26/2019	06/16/2020	11/05/2018	10/19/2018	02/19/2019					
Time Adj Sale Price		440,750	510,000	481,850	507,675	545,376					
Adjusted Sale Price		440,750	510,000	481,850	507,675	545,376					
ADJ MKT \$	484,709										