APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031030242 OWNER: NULL BORIS

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 3120 S GRANT 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.

		ALL PROF	PERTY TYPES (Market A	Approach)		
Colorado Law require deflation to the end of	utilizes sales of similar propes the Assessor to exclusively f the data-gathering period, I toccurred in your immediate	y use the market approach June 30, 2022. If you belie	to value residential property has	perty. All sales must be s been incorrectly value	=	
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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

BORIS NULL & GESINA NULL 3120 S GRANT ST ENGLEWOOD CO 80113-2605

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

	DATE	CONTROL#		PIN NUMBER		TAX AREA	TAX YEAR		
	4/15/23	4-05-003	0242 1971-34-4		03103	0010	2023		
	LEGAL DESCRIPTION					PROPERTY ADDRESS			
LOTS 4-5 BLK 1 ROSE ADD SubdivisionCd 053300 SubdivisionName ROSE ADD TO ENGLEWOOD Block 001 Lot 004					3120 S GRANT ST				
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020				,	CLASSIFICATION			
						Residential			
+\$167,000	\$363,700			\$530,700	TOTAL				

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.

\$2,614.96

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	031030242	031032504001	031032717001	031029881001	031030617001	031030005001
STREET#	3120 S	3285 S	3284 S	3173 S	3111 S	3126 S
STREET	GRANT	WASHINGTON	WASHINGTON	PEARL	GRANT	LOGAN
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	*******	*******	*******	*******	*******	*******
Time Adj Sale Price		644239	655413	637525	581162	483976
Original Sale Price	0	565000	664000	491000	550000	362450
Concessions and PP	0	-4500	-7800	-1500	-4000	-4850
Parcel Number	1971-34-4-05-003	1971-34-4-15-014	1971-34-4-16-011	1971-34-4-03-016	1971-34-4-06-023	1971-34-4-04-004
Neighborhood	1054	1054	1054	1054	1054	1054
Neighborhood Group	214500	214500	214500	214500	214500	214500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	237000	237000	237000	237000	237000	213300
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	1920	1930	1917	1962	1953	1924
Remodel Year	2009	2003	2016	2018	2005	2019
Valuation Grade	С	С	С	С	С	С
Living Area	912	902	936	906	968	822
Basement/Garden Ivl	720	624	672	480	993	572
Finish Bsmt/Grdn IvI	0	622	605	327	726	230
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	0	528	400	240	0	0
Open Porch	366	207	192	21	50	96
Deck/Terrace	330	238	476	182	239	28
Total Bath Count	1	2	2	2	2	1
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	536942	627353	646947	643626	614241	543521
VALUATION	*******	*******	*******	*******	*******	*******
SALE DATE		07/09/2021	06/21/2022	10/29/2020	12/10/2021	07/14/2020
Time Adj Sale Price		644,239	655,413	637,525	581,162	483,976
Adjusted Sale Price		553,828	545,408	530,841	503,863	477,397
ADJ MKT \$	530,722					

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