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

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

PIN # 034894128

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

OWNER: KITTELSON DONALD A & PATRICIA N

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 2106 E DARTMOUTH CIR

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 PROPERTY T	YPES (Market Approach)	
Γhe market approach	utilizes sales of similar p	roperties from July 1, 2020 through Ju	une 30, 2022 (the base period) to develo	on an estimate of value.
	•	•	residential property. All sales must be a	•
leflation to the end o	f the data-gathering perio	d, June 30, 2022. If you believe that yo	our property has been incorrectly valued	d, and are aware of sales of
imilar properties tha	t occurred in your immed	iate neighborhood during the base peri	od, please list them below.	
PIN#	<u>Property</u>	Address	<u>Date Sold</u>	<u>Sale P</u>
ncome is capitalized	istrial properties are value	d based on the cost, market and income. If your commercial or industrial pro	single-family homes, condominiums or a ne approaches to value. Using the incom- operty was <u>not</u> leased from July 2020 the ring period, please attach an operating s	ne approach, the net operating trough June 2022, please see
ncome is capitalized he market approach ncome and expense a ist of rent comparabl	istrial properties are value into an indication of valu section above. If your pro amounts. Also, please atta es for competing properti	ed based on the cost, market and income. If your commercial or industrial property was leased during the data gathe ich a rent roll indicating the square foo	the approaches to value. Using the incomperty was not leased from July 2020 the ring period, please attach an operating stage and rental rate for each tenant occurs performed in the base period on the s	ne approach, the net operating trough June 2022, please see statement indicating your supied 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



## LITTLETON OFFICE

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

KITTELSON, DONALD A & PATRICIA N, 2106 E DARTMOUTH CIR ENGLEWOOD CO 80113-3055

#### **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

	DATE	ROL#	CONTR	PIN NUMBER		TAX AREA	TAX YEAR		
	4/15/23	1-03-007	1971-35-1	4128	03489	0440	2023		
LEGAL DESCRIPTION				LEGAL DES	PROPERTY ADDRESS				
LOT 2 BLK 12 HAMPDEN HILLS 4TH FLG TOG WITH THE N 2.09 FT OF LOT 1 OF SD FOR FULL LEGAL DESCRIPTION CONTACT THE ASSESSORS OFFICE				2106 E DARTMOUTH CIR					
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022		/	PROPERTY CLASSIFICATION			
						Residential			
+\$148,000	\$538,700			\$686,700	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.

\$3,420.28

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



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	034894128	031046033001	031048214001	031048168001	031049245001	031049130001
STREET#	2106 E	3191 S	3148 S	3105 S	2230 E	2299 E
STREET	DARTMOUTH	VINE	YORK	YORK	FLOYD	FLOYD
STREET TYPE	CIR	ST	ST	ST	AVE	PL
APT#						
DWELLING	******	******	******	******	******	******
Time Adj Sale Price		555000	793833	875893	615000	741400
Original Sale Price	0	555000	620000	740000	615000	550000
Concessions and PP	0	0	-7380	17300	0	0
Parcel Number	1971-35-1-03-007	1971-35-4-02-012	1971-35-4-14-005	1971-35-4-13-017	1971-35-4-17-022	1971-35-4-17-011
Neighborhood	131	131	131	131	131	131
Neighborhood Group	214750	214750	214750	214750	214750	214750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	315000	315000	315000	315000	315000	315000
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	1956	1953	1954	1954	1955	1955
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	1783	1688	1604	2052	1404	1377
Basement/Garden Ivl	0	0	574	997	0	1377
Finish Bsmt/Grdn IvI	0	0	517	975	0	413
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	506	0	0
Detached Garage	588	0	440	0	440	576
Open Porch	245	408	363	39	168	394
Deck/Terrace	140	216	419	0	112	0
Total Bath Count	2	2	3	3	2	3
Fireplaces	1	1	1	2	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	707994	610771	791594	825382	667620	780746
VALUATION	********	********	********	*******	********	*******
SALE DATE		06/23/2022	11/02/2020	07/12/2021	05/27/2022	08/03/2020
Time Adj Sale Price		555,000	793,833	875,893	615,000	741,400
Adjusted Sale Price		652,223	710,233	758,505	655,374	668,648
ADJ MKT \$	686,710					

# 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