APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031042828

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

OWNER: RITZDORF CRAIG EDWARD

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 3255 S DOWNING 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 PROPERTY	/ TYPES (Market Approach)		
Colorado Law require deflation to the end of	utilizes sales of similar properties the Assessor to exclusively use the data-gathering period, June a occurred in your immediate ne	se the market approach to value 30, 2022. If you believe that	ue residential property. All salt your property has been incorr	es must be adjusted for	inflation or
PIN#	Property Addre	<u>ISS</u>		Date Sold	<u>Sale l</u>
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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

CRAIG EDWARD RITZDORF 3255 S DOWNING ST ENGLEWOOD CO 80113-2906

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	ROL#	BER CONTROL#		PIN NU	TAX AREA	TAX YEAR		
	4/15/23	1971-35-3-12-017		042828	03104	0010	2023		
LEGAL DESCRIPTION				LEGAL DES	PROPERTY ADDRESS				
LOTS 35-36 BLK 24 EVANSTON BDWY ADD SubdivisionCd 022600 SubdivisionName EVANSTON BDWY ADD Block 024 Lot 035					3255 S DOWNING ST				
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020				CLASSIFICATION				
						Residential			
+\$231,900	\$498,300)	\$730,200	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.

\$3,597.95

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	031042828	031042828001	031041929001	031044049001	031044821001	031041732001
STREET#	3255 S	3255 S	3147 S	3315 S	3369 S	3111 S
STREET	DOWNING	DOWNING	EMERSON	MARION	EMERSON	OGDEN
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	*******	*******	*******	*******	*******	******
Time Adj Sale Price		732354	740664	707826	620874	812051
Original Sale Price	735000	735000	635000	665000	510000	715000
Concessions and PP	0	0	0	0	0	-8500
Parcel Number	1971-35-3-12-017	1971-35-3-12-017	1971-35-3-08-016	1971-35-3-18-020	1971-35-3-22-012	1971-35-3-07-022
Neighborhood	790	790	790	790	790	790
Neighborhood Group	214500	214500	214500	214500	214500	214500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	207000	207000	230000	230000	207000	230000
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	1952	1952	1952	1952	1947	1955
Remodel Year	2019	2019	2021	2016	2020	2017
Valuation Grade	С	С	С	С	С	С
Living Area	920	920	872	960	837	1026
Basement/Garden Ivl	776	776	872	960	765	1026
Finish Bsmt/Grdn Ivl	736	736	785	960	765	923
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	240	240	480	480	0	528
Open Porch	28	28	244	308	75	24
Deck/Terrace	161	161	0	0	0	564
Total Bath Count	2	2	2	3	2	2
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	665524	665524	707766	737546	605175	741147
VALUATION	********	********	*******	********	*******	*******
SALE DATE		04/22/2022	06/08/2021	12/28/2021	03/25/2021	07/14/2021
Time Adj Sale Price		732,354	740,664	707,826	620,874	812,051
Adjusted Sale Price		732,354	698,422	635,804	681,223	736,428
ADJ MKT \$	730,165					

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