PIN # 031044499	YOU MUST SUBMIT YO	PEAL FORM OUR APPEAL BY JUNE 8, 2023 e at <u>www.arapahoegov.com/assesso</u> RYAN & JEANINE THOMAS	or)		ARAPAHOR		NC нізі	RE OTICE (S N (
Property Classification: 12	12 - 1212 Single Family Residential	PROPERTY ADDRESS: 3303 S	CORONA ST					■ ∦
the 24-month period beginning Jupproperty, that is, an estimate of w may use data going back in six-m there has been an identifiable tren	uly 1, 2020 and ending June 30, 2022 (the by that it would have sold for on the open mark- nonth increments from the five-year period e	ry 1 of the current year, based on sales and o ase period). The current year value represent et on June 30, 2022. If data is insufficient dur nding June 30, 2022. Sales have been adjuste ute. You may file an appeal with the Assesso	s the market value of your ring the base period, assessors ed for inflation and deflation when	1	JEANINE ⁻ 121 N PEN	, WILLIAM BRYAI THOMAS, IINSULA DR CITY PA 15926-9		
What is your estimate of the value	e of your property as of June 30, 2022	\$			CENTRAL	CITT FA 15920-8	100	
Reason for filing an appeal:							T	
					2023	0010	031044	
	ALL PROPE	ERTY TYPES (Market Approach)			PROPERTY ADD			LEGAL DES
		rough June 30, 2022 (the base period) to dev	-		3303 S CORONA	A ST		LOTS 49-50 EVANSTON
deflation to the end of the data-ga	rado Law requires the Assessor to exclusively use the market approach to value residential property. All sales must be adjusted for inflation or tion 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 ar properties that occurred in your immediate neighborhood <u>during the base period</u> , please list them below.			PROPERTY CLASSIFICATION A			URRENT YE CTUAL VAL OF JUNE 30,	
						Residential		A000 000
	COMMERCIAL PROPERTY (does not i	nclude single-family homes, condominiums of	r apartments)			TOTAL		\$606,800
income is capitalized into an indi the market approach section above income and expense amounts. All list of rent comparables for comp other information you wish the A	ication of value. If your commercial or indus we. If your property was leased during the da lso, please attach a rent roll indicating the squ		through June 2022, please see g statement indicating your ccupied space. If known, attach a		PROPERTY CHARACT VALUATION INFORMA based on the market app the amount that reduces income approaches to v valuation for assessmen	TION: Your property proach to value. For the valuation for as alue. The actual va	y has been value property tax ye ssessment to \$1,0 lue for commerc	ed as it existe ear 2023, the 000. The valu cial improved
true and complete statements con		Daytime Telephone / Email the information and facts contained herein an d that the current year value of my property <u>n</u> ormation pertinent to the property.	•	ıt	Your property was valu value. The Residential A Energy and Commercia percentage is not groun are defined as all structu acquired, §39-1-102(7).	Assessment Rate is o l Renewable Person ds for appeal or aba ures, buildings, fixtu	6.765%, Agricul al Property is 26 tement of taxes,	ltural is 26.49 6.4% and all §39-5-121(1
Signature	 Da	ate Owner Email Ad	ldress		The tax notice you rece	ive next Ianuary wi	l he based on th	e current voo
OWNER AUTHORIZATION OF A	GENT:				Exemption has been ap			
	Print Owner Name	Owner Signature					1 1 37-1	
Print Agent Name	Agent Signature	Date	Agent Telephone		ESTIMATED TAXES : Th adjustment in valuation		-	-
Agent Address		Agent Email Address				,		\$2.

Agent Email Address	
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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

OF VALUATION

OT A TAX BILL



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 PI Suite 500 Aurora, CO 80011

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

www.arapahoegov.com/assessor

	CONTR	OL #	DATE					
	1971-35-3	-20-021	4/15/23					
5	SCRIPTION							
BLK 42 EVANSTONS BDWY ADD SubdivisionCd 022600 SubdivisionName BDWY ADD Block 042 Lot 049								
	AR UE 2022	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020			CHANGE IN VALUE			
			\$463,300		+\$143,500			

E OF THIS FORM

ed on January 1 of the current year. The value of residential property is actual value of the residential real property will be reduced by \$15,000 or ue of all other property is based on consideration of the market, cost, and l real property will be reduced by \$30,000 or the amount that reduces the flect the deduction.

. Your taxes will be calculated using a percentage of current year actual % and all other Agricultural Business is 27.9%. Commercial Renewable other commercial property is 27.9%. A change in the residential assessment 1), C.R.S. Real property includes land and improvements. Improvements erected upon or affixed to land, whether or not title to such land has been

ar actual value. If the Senior Citizen or Disabled Veteran Property Tax ted in the current year actual value shown above.

oon the best available information. You have the right to protest the .R.S. \$2,989.99

YOU HAVE THE RIGHT TO APPEAL YOUR PROPERTY VALUE OR ITS CLASSIFICATION.

PK Kaiser, MBA, MS, Assessor

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).

ARAPAHOE	COUNTY					
	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	031044499	031041929002	031041694001	031041945001	031044715001	031044511001
STREET #	3303 S	3147 S	3155 S	3131 S	3331 S 3300 S	
STREET	CORONA	EMERSON	OGDEN	EMERSON	OGDEN	EMERSON
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING	******	********	******	********	********	*******
Time Adj Sale Price		535656	620676	590439	533055	500620
Original Sale Price	0	440000	540000	485000	417000	494000
Concessions and PP	0	0	0	0	-2300	0
Parcel Number	1971-35-3-20-021	1971-35-3-08-016	1971-35-3-07-018	1971-35-3-08-018	1971-35-3-21-021	1971-35-3-21-001
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	230000	230000	230000	230000	230000	230000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch					
Year Built	1956	1952	1952	1951	1953	1952
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	861	872	905	1000	892	896
Basement/Garden Ivl	861	872	905	960	0	0
Finish Bsmt/Grdn Ivl	775	523	860	960	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	462	0	352	576	352	504
Open Porch	35	244	55	220	32	338
Deck/Terrace	240	0	246	32	300	0
Total Bath Count	2	2	2	2	1	1
Fireplaces	0	0	0	0	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	641670	581175	649865	632986	538299	534465

SALE DATE		03/18/2021	07/30/2021	03/10/2021	11/25/2020	03/02/2022
Time Adj Sale Price		535,656	620,676	590,439	533,055	500,620
Adjusted Sale Price	606 94F	596,151	612,481	599,123	636,426	607,825
ADJ MKT \$	606,845					

Arapahoe County ASSESSOR OFFICE

Appeals will not be accepted after June 8