APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031054494 OWNER: VINCENT KYUNG

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 12785 E 14TH AVE

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

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

VINCENT, KYUNG & KO, YUN KI 12785 E 14TH AVE AURORA CO 80011-5508

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

TAX YEAR	TAX AREA	PIN NU	PIN NUMBER		OL#	DATE	
2023	1185	03105	4494	1973-01-2-01-004		4/15/23	
PROPERTY AD	DRESS	LEGAL DES	LEGAL DESCRIPTION				
12785 E 14TH /	AVE	LOT 3 BLK 2 J E ROUPP 2ND ADD AMENDED SubdivisionCd 036150 SubdivisionName J E ROUPP 2ND ADD AMEND Block 002 Lot 003					
CLASSIFICATION			CURRENT YE ACTUAL VAL OF JUNE 30,	UE	= :	PRIOR YEAR CTUAL VALUE OF JUNE 30, 2020	CHANGE IN VALUE
	Residential						
	TOTAL		\$421,100			\$304,600	+\$116,500

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.

\$2,860.54

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	031054494	031056055001	031056179002	031054672001	031056098001	031055351001
STREET#	12785 E	1360	1375	12595 E	1320	1355
STREET	14TH	SCRANTON	TROY	14TH	SCRANTON	RACINE
STREET TYPE	AVE	ST	ST	AVE	ST	ST
APT#						
DWELLING	*******	*******	*******	*******	******	*******
Time Adj Sale Price		438876	421328	484690	452767	485008
Original Sale Price	0	375000	340000	436500	323500	390000
Concessions and PP	0	-10000	0	0	-1200	-9900
Parcel Number	1973-01-2-01-004	1973-01-2-09-005	1973-01-2-09-017	1973-01-2-02-018	1973-01-2-09-009	1973-01-2-05-015
Neighborhood	1321	1321	1321	1321	1321	1321
Neighborhood Group	204300	204300	204300	204300	204300	204300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	195000	195000	195000	195000	195000	195000
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	1957	1957	1957	1956	1957	1956
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	1092	1092	1092	1092	1092	1092
Basement/Garden Ivl	1092	1092	1092	1092	1092	1092
Finish Bsmt/Grdn IvI	328	0	819	1037	1037	1037
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	0	0	0	0	0	0
Open Porch	0	276	310	75	0	275
Deck/Terrace	75	75	75	0	627	0
Total Bath Count	2	2	2	2	2	2
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	430842	441800	453463	483334	476273	472990
VALUATION	*******	*******	*******	********	*******	*******
SALE DATE		08/18/2021	06/18/2021	01/25/2022	09/25/2020	04/29/2021
Time Adj Sale Price		438,876	421,328	484,690	452,767	485,008
Adjusted Sale Price		427,918	398,707	432,198	407,336	442,860
ADJ MKT \$	421,141					

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