APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031057035 OWNER: VALAVANIS JIMMY

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 1252 TUCSON 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 PROPER	TY TYPES (Market Approac	:h)		
The market approac	h utilizes sales of similar propo	erties from July 1, 2020 throu	igh June 30, 2022 (the base	period) to devel	lop an estimate of value.	
Colorado Law requi	res the Assessor to exclusively	use the market approach to v	alue residential property. A	ll sales must be	adjusted for inflation or	
	of the data-gathering period, Ju	· ·		-	ed, and are aware of sales of	
similar properties th	at occurred in your immediate	neighborhood during the base	e period, please list them bel	low.		
PIN#	Property Add	<u>dress</u>		<u>Date Sold</u>	1	Sale Pr
	COMMERCI	AL PROPERTY (does not incl	ude single-family homes, co	ndominiums or a	apartments)	
	lustrial properties are valued b		* *	•	me approach, the net operating	
income is capitalized the market approach income and expense list of rent comparab	lustrial properties are valued by d into an indication of value. In a section above. If your propert	f your commercial or industria ty was leased during the data a a rent roll indicating the squar You may also submit any app	al property was <u>not</u> leased frogathering period, please atta e footage and rental rate for raisals performed in the base	om July 2020 th ch an operating each tenant occ	nrough June 2022, please see statement indicating your cupied 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

JIMMY VALAVANIS 436 LOCUST RD WILMETTE IL 60091-3021

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	JMBER CONT		ROL#	DATE		
2023	1185	03105	57035 1973-01-2		2-13-003	4/15/23		
PROPERTY ADDRESS			LEGAL DES	LEGAL DESCRIPTION				
1252 TUCSON ST			LOT 3 BLK 10 HOFFMAN TOWN SubdivisionCd 033800 SubdivisionName HOFFMAN TOWN Block 010 Lot 003					
	ROPERTY SSIFICATION		ACTUAL VALUE ACTUAL			PRIOR YEAR CTUAL VALUE OF JUNE 30, 2020	CHANGE IN VALUE	
	Residential							
	TOTAL		\$507,800			\$359,500	+\$148,300	

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.

\$3,449.45

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 | AVAILABLE | AVAILABLE | AVAILABLE | AVAILABLE |
| | | | | |

	SUBJECT *********	SALE 1 ********	SALE 2 ********	SALE 3 ********	SALE 4 ********	SALE 5 ********
PARCEL ID	031057035	031066018001	031070139001	031066522001	031058091001	031063574001
STREET#	1252	961	709	910	1144	711
STREET	TUCSON	TUCSON	URSULA	URSULA	REVERE	SCRANTON
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	*******	*******	******	******	******	*******
Time Adj Sale Price		514292	485392	494866	515040	493924
Original Sale Price	0	505000	460000	440000	435000	485000
Concessions and PP	0	0	0	-1600	0	0
Parcel Number	1973-01-2-13-003	1973-01-4-10-035	1973-01-4-23-011	1973-01-4-12-009	1973-01-2-17-011	1973-01-3-15-021
Neighborhood	218	218	218	218	218	218
Neighborhood Group	204300	204300	204300	204300	204300	204300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	180000	180000	180000	180000	180000	180000
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	1951	1953	1954	1953	1952	1954
Remodel Year	2018	2018	2016	2021	2021	2022
Valuation Grade	С	С	С	С	С	С
Living Area	1635	1621	1643	1621	1621	1621
Basement/Garden Ivl	0	0	0	0	0	0
Finish Bsmt/Grdn Ivl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	242	0	0	0	0	0
Detached Garage	0	0	336	576	0	0
Open Porch	54	261	338	312	382	196
Deck/Terrace	0	258	0	288	0	60
Total Bath Count	2	2	2	2	2	2
Fireplaces	1	1	0	1	1	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	493854	487945	489630	511023	499272	481753
VALUATION	********	*******	*******	********	*******	*******
SALE DATE		06/07/2022	04/06/2022	12/10/2021	09/30/2021	06/03/2022
Time Adj Sale Price		514,292	485,392	494,866	515,040	493,924
Adjusted Sale Price		520,201	489,616	477,697	509,622	506,025
ADJ MKT \$	507,802					

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