

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031057116

OWNER: PELUSO FRANK W

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 1120 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.

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

\$

Reason for filing an appeal:

ALL PROPERTY TYPES (Market Approach)

The market approach utilizes sales of similar properties from July 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value. Colorado Law requires the Assessor to exclusively use the market approach to value residential property. All sales must be adjusted for inflation or deflation 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 similar properties that occurred in your immediate neighborhood during the base period, please list them below.

PIN #	Property Address	Date Sold	Sale Price

COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments)

Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating income is capitalized into an indication of value. If your commercial or industrial property was not leased from July 2020 through June 2022, please see the market approach section above. If your property was leased during the data gathering period, please attach an operating statement indicating your income and expense amounts. Also, please attach a rent roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties. You may also submit any appraisals performed in the base period on the subject property, and any other information you wish the Assessor to consider in reviewing your property value.

Please provide contact information if an on-site inspection is necessary:

Print Name	Daytime Telephone / Email
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ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property.

☐ Owner

☐ Agent

Signature	Date	Owner Email Address
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OWNER AUTHORIZATION OF AGENT:

Print Owner Name	Owner Signature
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Print Agent Name	Agent Signature	Date	Agent Telephone
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Agent Address	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




ARAPAHOE COUNTY

REAL PROPERTY

NOTICE OF VALUATION

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

FRANK W PELUSO & BARBARA J PELUSO

2139 CLARICE CT

LOVELAND CO 80537-7106

AURORA OFFICE

15400 E. 14th Pl Suite 500

Aurora, CO 80011

Ph: 303-795-4600

Fax: 303-636-1380

TDD: Relay-711

PK Kaiser, MBA, MS, Assessor

www.arapahoegov.com/assessor

TAX YEAR	TAX AREA	PIN NUMBER	CONTROL #	DATE
2023	1185	031057116	1973-01-2-13-011	4/15/23

PROPERTY ADDRESS	LEGAL DESCRIPTION
1120 TUCSON ST	LOT 11 BLK 10 HOFFMAN TOWN SubdivisionCd 033800 SubdivisionName HOFFMAN TOWN Block 010 Lot 011

PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020	CHANGE IN VALUE
Residential			
TOTAL	\$443,700	\$296,900	+\$146,800

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.

\$3,013.97

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



SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
*****	*****	*****	*****	*****	*****
031057116	031062004001	031056519001	031063876001	031057329001	031063566001
1120	1003	12855 E	867	1156	701
TUCSON	QUENTIN	13TH	TROY	TROY	SCRANTON
ST	ST	AVE	ST	ST	ST
*****	*****	*****	*****	*****	*****
	371271	571579	536317	465312	549360
0	358093	455000	500000	370000	450000
0	0	-500	-450	0	0
1973-01-2-13-011	1973-01-3-08-039	1973-01-2-11-021	1973-01-3-16-012	1973-01-2-14-009	1973-01-3-15-020
218	218	218	218	218	218
204300	204300	204300	204300	204300	204300
1220	1220	1220	1220	1220	1220
180000	180000	180000	180000	180000	180000
Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
1951	1953	1952	1953	1952	1958
2008	2013	2009	2015	2000	2008
C	C	C	C	C	C
1737	1621	1731	1621	1621	1909
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
242	0	0	0	0	0
0	0	484	672	672	520
196	200	410	284	302	276
0	105	257	729	40	968
2	2	2	2	2	2
1	0	1	1	1	1
0	0	0	0	0	0
441260	453529	532235	491166	467008	528811
*****	*****	*****	*****	*****	*****
	05/13/2022	05/19/2021	03/28/2022	05/21/2021	07/08/2021
	371,271	571,579	536,317	465,312	549,360
	359,002	480,604	486,411	439,564	461,809
443,694					

APPEAL PROCEDURES

MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

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.

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.

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.

Appeals will not be accepted after June 8