# 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

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

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.

		ALL PROPER	TY TYPES (Market Appro	pach)		
Colorado Law requir	res the Assessor to exclusively of the data-gathering period, J	perties from July 1, 2020 thrown y use the market approach to June 30, 2022. If you believe to eneighborhood during the base	value residential property hat your property has bee	. All sales must be in incorrectly valu	e adjusted for inflation or	
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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

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

## www.arapahoegov.com/assessor

TAX YEAR	TAX AREA	PIN NU	MBER	CONTROL#		DATE		
2023	1185	03105	057116 1973-		2-13-011	4/15/23		
PROPERTY ADDRESS			LEGAL DES	LEGAL DESCRIPTION				
1120 TUCSON ST			LOT 11 BLK 10 HOFFMAN TOWN SubdivisionCd 033800 SubdivisionName HOFFMAN TOWN Block 010 Lot 011					
CLASSIFICATION		CURRENT YEAR ACTUAL VALUE S 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.

## 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	031057116	031062004001	031056519001	031063876001	031057329001	031063566001
STREET#	1120	1003	12855 E	867	1156	701
STREET	TUCSON	QUENTIN	13TH	TROY	TROY	SCRANTON
STREET TYPE	ST	ST	AVE	ST	ST	ST
APT#						
DWELLING	******	*******	******	******	******	******
Time Adj Sale Price		371271	571579	536317	465312	549360
Original Sale Price	0	358093	455000	500000	370000	450000
Concessions and PP	0	0	-500	-450	0	0
Parcel Number	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
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	1952	1953	1952	1958
Remodel Year	2008	2013	2009	2015	2000	2008
Valuation Grade	С	С	С	С	С	С
Living Area	1737	1621	1731	1621	1621	1909
Basement/Garden Ivl	0	0	0	0	0	0
Finish Bsmt/Grdn IvI	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	484	672	672	520
Open Porch	196	200	410	284	302	276
Deck/Terrace	0	105	257	729	40	968
Total Bath Count	2	2	2	2	2	2
Fireplaces	1	0	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	441260	453529	532235	491166	467008	528811
VALUATION	*******	*******	********	********	********	********
SALE DATE		05/13/2022	05/19/2021	03/28/2022	05/21/2021	07/08/2021
Time Adj Sale Price		371,271	571,579	536,317	465,312	549,360
Adjusted Sale Price		359,002	480,604	486,411	439,564	461,809
ADJ MKT \$	443,694					

# 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