# APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031058686

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

OWNER: HENK CO INVESTMENTS LLC

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 1132 QUENTIN 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 PROPERT	TY TYPES (Market Appro	oach)		
Colorado Law require deflation to the end of	utilizes sales of similar proper es the Assessor to exclusively to f the data-gathering period, Jur t occurred in your immediate n	use the market approach to vane 30, 2022. If you believe th	alue residential property at your property has bee	All sales must be en incorrectly value	adjusted for inflation or	
PIN#	Property Addr	<u>'ess</u>		Date Sold	I	Sale Prio
	COMMERCIA	L DDODEDTY /dtile	udo cinalo family bomoo	condominiums or a	anartments)	
	strial properties are valued bas	*	ncome approaches to val	ue. Using the incor	me approach, the net operating	
income is capitalized the market approach s income and expense a list of rent comparabl	strial properties are valued bas into an indication of value. If y section above. If your property	sed on the cost, market and in your commercial or industria was leased during the data g rent roll indicating the square ou may also submit any appr	acome approaches to val I property was <u>not</u> leased athering period, please a e footage and rental rate vaisals performed in the	ue. Using the incord from July 2020 thattach an operating for each tenant occ	me approach, the net operating brough June 2022, please see statement indicating your cupied space. If known, attach a	1
income is capitalized the market approach s income and expense a list of rent comparable other information you	strial properties are valued bas into an indication of value. If y section above. If your property amounts. Also, please attach a ses for competing properties. Y	sed on the cost, market and in your commercial or industria was leased during the data g rent roll indicating the square ou may also submit any appr r in reviewing your property was	acome approaches to val I property was <u>not</u> leased athering period, please a e footage and rental rate vaisals performed in the	ue. Using the incord from July 2020 thattach an operating for each tenant occ	me approach, the net operating brough June 2022, please see statement indicating your cupied space. If known, attach a	ı
income is capitalized the market approach s income and expense a list of rent comparable other information you	strial properties are valued bas into an indication of value. If y section above. If your property amounts. Also, please attach a ses for competing properties. Y wish the Assessor to consider	sed on the cost, market and in your commercial or industria was leased during the data g rent roll indicating the square ou may also submit any appr r in reviewing your property was	acome approaches to val I property was <u>not</u> leased athering period, please a e footage and rental rate vaisals performed in the	ue. Using the incord from July 2020 thattach an operating for each tenant occubase period on the state of the	me approach, the net operating brough June 2022, please see statement indicating your cupied space. If known, attach a	1
income is capitalized the market approach s income and expense a list of rent comparabl other information you  Please provide contace  Print Name  ATTESTATION: I, t true and complete star	strial properties are valued bas into an indication of value. If y section above. If your property amounts. Also, please attach a ses for competing properties. Y wish the Assessor to consider	sed on the cost, market and in your commercial or industria was leased during the data grent roll indicating the square ou may also submit any apport in reviewing your property vection is necessary:	l property was <u>not</u> leased athering period, please at e footage and rental rate raisals performed in the value.  Daytime Telepho information and facts coat the current year value.	ue. Using the incord from July 2020 thattach an operating for each tenant occurs base period on the state / Email ontained herein and e of my property ma	me approach, the net operating brough June 2022, please see a statement indicating your cupied space. If known, attach a subject property, and any	
income is capitalized the market approach s income and expense a list of rent comparabl other information you  Please provide contace  Print Name  ATTESTATION: I, t true and complete star	strial properties are valued bas into an indication of value. If yes section above. If your property amounts. Also, please attach a ses for competing properties. Y wish the Assessor to consider at information if an on-site inspection of the undersigned owner/agent of tements concerning the describe	sed on the cost, market and in your commercial or industria was leased during the data grent roll indicating the square ou may also submit any apport in reviewing your property vection is necessary:	l property was <u>not</u> leased athering period, please at e footage and rental rate raisals performed in the value.  Daytime Telepho information and facts coat the current year value.	ue. Using the incord from July 2020 thattach an operating for each tenant occurs base period on the state / Email ontained herein and e of my property ma	me approach, the net operating brough June 2022, please see statement indicating your cupied space. If known, attach a subject property, and any	
income is capitalized the market approach s income and expense a list of rent comparabl other information you Please provide contace Print Name  ATTESTATION: I, t true and complete stat remain unchanged, de	strial properties are valued base into an indication of value. If section above. If your property amounts. Also, please attach a set for competing properties. You wish the Assessor to consider the information if an on-site inspection of the undersigned owner/agent own	sed on the cost, market and in your commercial or industria was leased during the data grent roll indicating the square ou may also submit any apport in reviewing your property vection is necessary:  of this property, state that the bed property. I understand the eview of all available inform	Daytime Telepho information and facts coat the current year value.	ue. Using the incord from July 2020 thattach an operating for each tenant occibase period on the state / Email ontained herein and e of my property mapperty.	me approach, the net operating brough June 2022, please see statement indicating your cupied space. If known, attach a subject property, and any	
income is capitalized the market approach s income and expense a list of rent comparable other information you Please provide contace Print Name  ATTESTATION: I, t true and complete star remain unchanged, de	strial properties are valued base into an indication of value. If section above. If your property amounts. Also, please attach a set for competing properties. You wish the Assessor to consider the information if an on-site inspection of the undersigned owner/agent own	sed on the cost, market and in your commercial or industrial was leased during the data grent roll indicating the square ou may also submit any apprix in reviewing your property vection is necessary:  of this property, state that the bed property. I understand the veview of all available inform	Daytime Telepho information and facts coat the current year value.	tue. Using the incord from July 2020 the attach an operating for each tenant occibase period on the state / Email ontained herein and e of my property mapperty.	me approach, the net operating brough June 2022, please see statement indicating your cupied space. If known, attach a subject property, and any	

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



## LITTLETON OFFICE

5334 S. Prince Street Littleton, CO 80120-1136 Ph: 303-795-4600 Fax: 303-797-1295 TDD: Relay-711

HENK CO INVESTMENTS LLC 3225 MCLEOD DR LAS VEGAS NV 89121-2257

#### **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

	DATE	ROL#	MBER CONTR	PIN NUI	TAX AREA	TAX YEAR		
	4/15/23	2-19-013	3686 1973-01-2	031058	1185	2023		
LEGAL DESCRIPTION					PROPERTY ADDRESS			
LOT 13 BLK 4 HOFFMAN TOWN SubdivisionCd 033800 SubdivisionName HOFFMAN TOWN Block 004 Lot 013				1132 QUENTIN ST				
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		CURRENT YEAR ACTUAL VALUE S OF JUNE 30, 2022		PROPERTY CLASSIFICATION			
					Residential			
+\$140,700	\$357,300		\$498,000		TOTAL			

# 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.

\$3,382.88

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	031058686	031058333002	031060231001	031059241002	031056926002	031057949002
STREET#	1132	1216	1041	1186	1248	1235
STREET	QUENTIN	RACINE	TROY	PEORIA	URSULA	SCRANTON
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	******	******	******	******	******	******
Time Adj Sale Price		401917	474012	383040	454167	384768
Original Sale Price	0	289900	350000	280000	366500	320000
Concessions and PP	0	0	-3500	0	0	0
Parcel Number	1973-01-2-19-013	1973-01-2-18-007	1973-01-3-03-024	1973-01-2-21-009	1973-01-2-12-003	1973-01-2-16-022
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	144000	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	1960	1952	1953	1958	1952	1952
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	2271	2269	2183	2431	2163	2075
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	0	0	0	0	0	0
Detached Garage	0	0	0	0	338	0
Open Porch	408	224	214	80	120	274
Deck/Terrace	0	868	0	0	460	0
Total Bath Count	3	2	2	2	2	2
Fireplaces	2	1	1	0	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	505218	433308	451590	439053	370622	438178
VALUATION	********	********	*******	*******	*******	*******
SALE DATE		10/07/2020	11/30/2020	11/04/2020	06/07/2021	08/16/2021
Time Adj Sale Price		401,917	474,012	383,040	454,167	384,768
Adjusted Sale Price		473,827	527,640	449,205	588,763	451,808
ADJ MKT \$	498,008					

# 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