# APPEAL FORM

# YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

(You may also file on-line at <a href="https://www.arapahoegov.com/assessor">www.arapahoegov.com/assessor</a>)

PIN # 031058937 OWNER:

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

OWNER: BLUMENFELD ETAY

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 1204 QUARI 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 PROPERTY TYPES (	(Market Approach)		
The market approac	h utilizes sales of similar properties from	n July 1, 2020 through June 30	, 2022 (the base period) to deve	elop an estimate of value.	
Colorado Law requi	ires the Assessor to exclusively use the m	narket approach to value resider	ntial property. All sales must b	e adjusted for inflation or	
deflation to the end	of the data-gathering period, June 30, 20	022. If you believe that your pro	operty has been incorrectly valu	ued, and are aware of sales of	
similar properties th	at occurred in your immediate neighborh	hood during the base period, ple	ease list them below.		
PIN#	Property Address		Date So	<u>ld</u>	Sale Pri
_	COMMERCIAL PROP	PERTY (does not include single-f	family homes, condominiums or	r apartments)	
ncome is capitalize	dustrial properties are valued based on the	nmercial or industrial property v	was <u>not</u> leased from July 2020	through June 2022, please see	
income is capitalize the market approach income and expense list of rent comparab		mmercial or industrial property valued during the data gathering perindicating the square footage at also submit any appraisals performs	was <u>not</u> leased from July 2020 eriod, please attach an operatin nd rental rate for each tenant o	through June 2022, please see ag statement indicating your ccupied 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

ETAY BLUMENFELD 1204 QUARI ST AURORA CO 80011-6225

**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#	CONTR	PIN NUMBER	TAX AREA	TAX YEAR		
	4/15/23	2-20-008	1973-01-2	031058937	1185	2023		
LEGAL DESCRIPTION					PROPERTY ADDRESS			
LOT 8 BLK 3 HOFFMAN TOWN SubdivisionCd 033800 SubdivisionName HOFFMAN TOWN Block 003 Lot 008				_	1204 QUARI ST			
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		NT YEAR LL VALUE NE 30, 2022	ACTUA	PROPERTY CLASSIFICATION A			
					Residential			
+\$185,400	\$340,600		26,000	\$52	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.

\$3,573.06

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	031058937	031059151001	031061644001	031058937001	031066557001	031058309001
STREET#	1204	1293	1048	1204	880	1258
STREET	QUARI	QUENTIN	QUARI	QUARI	URSULA	RACINE
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	******	******	******	******	******	******
Time Adj Sale Price		542373	465312	562716	502726	501523
Original Sale Price	445000	514000	370000	445000	377000	500000
Concessions and PP	-4000	0	0	-4000	-4500	-7538
Parcel Number	1973-01-2-20-008	1973-01-2-20-030	1973-01-3-08-003	1973-01-2-20-008	1973-01-4-12-012	1973-01-2-18-004
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					
Year Built	1952	1952	1951	1952	1953	1952
Remodel Year	2021	2021	2021	2021	2021	2018
Valuation Grade	С	С	С	С	С	С
Living Area	1401	1401	1401	1401	1401	1385
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	220	220	220	220	220	240
Detached Garage	0	0	0	0	0	0
Open Porch	306	240	320	306	468	280
Deck/Terrace	50	0	60	50	50	66
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	482945	487635	483245	482945	491137	482547
VALUATION	*******	********	*******	********	*******	********
SALE DATE		04/04/2022	05/05/2021	04/23/2021	12/23/2020	06/21/2022
Time Adj Sale Price		542,373	465,312	562,716	502,726	501,523
Adjusted Sale Price		537,683	465,012	562,716	494,534	501,921
ADJ MKT \$	526,004					

# 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