APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

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

PIN # 031059208

OWNER: CANTLEY CLYDE C

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

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 1244 PEORIA 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 TY	PES (Market Approach)		
The market approach	utilizes sales of similar properties	s from July 1, 2020 through Ju	ne 30, 2022 (the base period) to deve	elop an estimate of value.	
Colorado Law requires	s the Assessor to exclusively use	the market approach to value r	esidential property. All sales must be	e adjusted for inflation or	
deflation to the end of	the data-gathering period, June 3	30, 2022. If you believe that you	ur property has been incorrectly valu	ued, and are aware of sales of	
similar properties that	occurred in your immediate neig	hborhood during the base perio	d, please list them below.		
<u>PIN #</u>	Property Address	<u> </u>	<u>Date Sol</u>	<u>ld</u>	<u>Sale Pri</u>
	COMMERCIAL P	PROPERTY (does not include si	ngle-family homes, condominiums or	r apartments)	
ncome is capitalized i	into an indication of value. If you	or commercial or industrial prop	e approaches to value. Using the inco- perty was <u>not</u> leased from July 2020	through June 2022, please see	
income is capitalized in the market approach so income and expense and its of rent comparable	into an indication of value. If you ection above. If your property wa mounts. Also, please attach a rent	or commercial or industrial propass leased during the data gather of troll indicating the square foots may also submit any appraisals	perty was <u>not</u> leased from July 2020 in period, please attach an operating age and rental rate for each tenant of performed in the base period on the	through June 2022, please see g statement indicating your ccupied space. If known, attach a	
income is capitalized in the market approach so income and expense and its of rent comparable other information you	into an indication of value. If you ection above. If your property wa mounts. Also, please attach a rentes for competing properties. You	or commercial or industrial propass leased during the data gatherical roll indicating the square foots may also submit any appraisals reviewing your property value.	perty was <u>not</u> leased from July 2020 in period, please attach an operating age and rental rate for each tenant of performed in the base period on the	through June 2022, please see g 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

CANTLEY, CLYDE C & KANDI KAY 1244 PEORIA ST AURORA CO 80011-6207

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

TAX YEAR	TAX AREA	PIN NU	PIN NUMBER		ROL#	DATE	
2023	1185	03105	031059208		2-21-005	4/15/23	
PROPERTY ADI	LEGAL DES	LEGAL DESCRIPTION					
1244 PEORIA S	T	LOT 5 BLK 2 HOFFMAN TOWN SubdivisionCd 033800 SubdivisionName HOFFMAN TOWN Block 002 Lot 005					
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		\$387,700			\$298,400	+\$89,300

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.

\$2,633.61

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	031059208	031057264001	031059372001	031057647002	031059470001	031061296002
STREET#	1244	1262	1201	1155	1094	964
STREET	PEORIA	TROY	QUARI	TROY	SALEM	QUENTIN
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	******	******	******	******	*****	******
Time Adj Sale Price		493049	399798	419328	471920	400724
Original Sale Price	0	425000	332500	315000	425000	355000
Concessions and PP	0	-2000	0	0	0	0
Parcel Number	1973-01-2-21-005	1973-01-2-14-003	1973-01-2-21-022	1973-01-2-15-017	1973-01-2-23-001	1973-01-3-07-009
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	144000	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	1952	1952	1952	1952	1953	1953
Remodel Year	0	0	0	0	0	0
Valuation Grade	С	С	С	С	С	С
Living Area	1621	1621	1621	1621	1621	1621
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	352	0	264	676	480	0
Open Porch	140	280	168	267	60	332
Deck/Terrace	60	0	0	0	465	110
Total Bath Count	2	2	2	2	2	2
Fireplaces	0	1	1	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	390507	434142	443188	449337	458908	423421
VALUATION	********	********	********	********	********	********
SALE DATE		10/29/2021	08/17/2021	01/29/2021	01/27/2022	12/03/2021
Time Adj Sale Price		493,049	399,798	419,328	471,920	400,724
Adjusted Sale Price		449,414	347,117	360,498	403,519	367,810
ADJ MKT \$	387,746					

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