<form></form>	Property Classification: 1212 - 12 APPRAISAL PERIOD: Your property I the 24-month period beginning July 1, 2 property, that is, an estimate of what it w may use data going back in six-month in	APPEAL FORM YOU MUST SUBMIT YOUR APPEAL BY JU (You may also file on-line at <u>www.arapahoed</u> WNER: KESOS HILA S 212 Single Family Residential PROPERTY ADD has been valued as it existed on January 1 of the current year, b 2020 and ending June 30, 2022 (the base period). The current year would have sold for on the open market on June 30, 2022. If da ncrements from the five-year period ending June 30, 2022. Salo ng the base period, per Colorado Statute. You may file an appe fication determined for your property.	DRESS: 801 REVERE ST based on sales and other information ga year value represents the market value lata is insufficient during the base period les have been adjusted for inflation and	of your d, assessors l deflation when		2282 TERF	SOS & MONIQUE RARIDGE DR DS RANCH CO 80	HIS I Scan to see map KESOS	SN SN SN
ALL PROPERTY TYPES (Market Approach) Colorade Law register the Assessor to scalarizely use the market approach tables register the to add the data prime the property set that your property that been incorrectly audit, and are aware of sales of similar properties that assessor to scalarizely use the market approach tables register betwee period (base) in the color of the data prime the Assessor to scalarizely use that your property was last differential properties. The add to the same prime that assessor to scalarizely use the market approach table register betwee period on the sale paralel for influiton or defaulties and value of the data prime the Assessor to scalarizely use the market approach. The prime period place market approach, the to add prime the paralely differential property was add to a same approach, the net operating information or advecting and industrial property was added in the sole period on the adject portery of asset data as earling period. The sole paralely differential property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added at the contained period was adject property was added at the contained period and ender approach added in property was added at the the period peri	What is your estimate of the value of you Reason for filing an appeal:	ır property as of June 30, 2022 \$				-			
ALL PROPERTY TYPES (Market Approach) Colorade Law register the Assessor to scalarizely use the market approach tables register the to add the data prime the property set that your property that been incorrectly audit, and are aware of sales of similar properties that assessor to scalarizely use the market approach tables register betwee period (base) in the color of the data prime the Assessor to scalarizely use that your property was last differential properties. The add to the same prime that assessor to scalarizely use the market approach table register betwee period on the sale paralel for influiton or defaulties and value of the data prime the Assessor to scalarizely use the market approach. The prime period place market approach, the to add prime the paralely differential property was add to a same approach, the net operating information or advecting and industrial property was added in the sole period on the adject portery of asset data as earling period. The sole paralely differential property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added in the sole period on the adject property was added at the contained period was adject property was added at the contained period and ender approach added in property was added at the the period peri						TAX YEAR	TAX AREA		IBER
The market approach tables sales of similar properties from July 1, 2020 through June 10, 2022 (the base period) to develop an estimate of value. Experiment to develop an estimate of value. Colorade Law requires the Assesses to exclusively use the market approach to value estidencial property. The base period, June 30, 2022 (the base period) are aware of sales of similar properties that accurate in your immediate neighborhood during the base period. June 30, 2022 (the base period) place 302 Sale Price ERLE Poperty Address Data Soid Sale Price ColumberCola, PROPERTY (does not instance single-family homes, condominiums or agartments) Colume Cola, property was period, place and proventy was period. Place statch an operating statement instance scaped June 2022, please ree the market approach to the subject property was period. Place attach and period, place attach and period, place attach and proventy was period. Place attach and period place attach and period. Place attach and proventy was period. Place attach and period. Place attach and period. Place attach and period. Place attach and proventy was period. Place attach and perinder place attach and to period. Place attach and perinder place						2023	1185	031061	032
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definition to the end of the data-gathering period, have 30, 2022. If you believe that your property has been received, pleuse list them below. ENH # Property Address Data Sold Sale Price Image: Departy Address Data Sold Sale Price Residential Image: Departy Address Data Sold Sale Price TOTAL 3450,000 TOTAL 3450,000 TOTAL 3450,000 PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE Str. Residential TOTAL 3450,000 TOTAL 3450,000 Residential aproperty was l						801 REVERE ST			LOT 20 BLK HOFFMAN 1
COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments) TOTAL #do.,000 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 a nideaturial properties, and approach, the rate operating income is approaches to rate in form during the square footage and renal rate for each iscante property. So the data gathering period. Please states an operating statement indicating your income and expense amount during the square footage and renal rate for each iscante property, and any other information if an on-site impection is may approaches to value. The relevance approach be consider in reviewing your property value. Naturation INFORMATION: Your property has been valued as it exists based on the market approach to value. The reviewing your property value. Preservoide contact information if an on-site impection is moessary:	deflation to the end of the data-gathering	g period, June 30, 2022. If you believe that your property has b	been incorrectly valued, and are aware					A	CTUAL VAL
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 <u>not</u> 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 net roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a lis of rent comparables for comparables fo	<u>PIN# P</u>	roperty Address	Date Sold	<u>Sale P</u>	<u>'rice</u>		Residential		
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 is of rent comparables for compara	C	OMMERCIAL PROPERTY (does not include single-family hom	es, condominiums or apartments)		_		TOTAL		\$450,900
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 <u>may increase, decrease, or</u> remain unchanged, depending upon the Assessor's review of all available information pertinent to the property. Signature Date Owner Email Address OWNER AUTHORIZATION OF AGENT: Print Owner Name Owner Signature Owner Signature	income is capitalized into an indication the market approach section above. If ye income and expense amounts. Also, plea list of rent comparables for competing p other information you wish the Assessor	of value. If your commercial or industrial property was <u>not</u> lea our property was leased during the data gathering period, pleas ase attach a rent roll indicating the square footage and rental ra properties. You may also submit any appraisals performed in the r to consider in reviewing your property value.	ased from July 2020 through June 2022, use attach an operating statement indicat rate for each tenant occupied space. If kn	2, please see ting your nown, attach a	VALU based the an incor	JATION INFORMA d on the market app mount that reduces ne approaches to v	TION : Your property proach to value. For the valuation for as alue. The actual val	has been value property tax ye sessment to \$1,0 ue for commerci	d as it existe ar 2023, the 000. The valu ial improved
Print Owner Name Owner Signature	true and complete statements concerning remain unchanged, depending upon the Signature	wner/agent of this property, state that the information and facts g the described property. I understand that the current year val Assessor's review of all available information pertinent to the	s contained herein and on any attachmen alue of my property <u>may increase, decre</u> property.	case, or	value Energ perce are d acqui The t	e. The Residential A gy and Commercia entage is not ground efined as all structu ired, §39-1-102(7), ax notice you rece	Assessment Rate is 6 l Renewable Person ds for appeal or abat ures, buildings, fixtu C.R.S. ive next January wil	2.765%, Agricul al Property is 26 ement of taxes, res, fences, and l be based on th	tural is 26.49 6.4% and all §39-5-121(1 water rights e current yea
	OWNER AUTHORIZATION OF AGENT: Print Agent Name	Print Owner Name		Telephone			-		

LOTIMATED TAXEO . The amount shown is merery an estimate based	r upo
adjustment in valuation, but not the estimate of taxes, § 39-5-121 (1), C.J
	\$3.0

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS

If mailed - postmarked no later than June 8 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136

Agent Email Address

Agent Address

OF VALUATION

OT A TAX BILL



LITTLETON OFFICE 5334 S. Prince Street Littleton, CO 80120-1136

Ph: 303-795-4600 Fax: 303-797-1295 TDD: Relay-711

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

1	CONTR	OL #	DATE				
	1973-01-3	-06-020	4/15/23				
S	SCRIPTION						
X 28 HOFFMAN TOWN 3RD FLG SubdivisionCd 033900 SubdivisionName TOWN 3RD FLG Block 028 Lot 020							
		-	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020		CHANGE IN VALUE		
			¢222 500		. \$447.400		
			\$333,500		+\$117,400		

E OF THIS FORM

ed on January 1 of the current year. The value of residential property is actual value of the residential real property will be reduced by \$15,000 or lue of all other property is based on consideration of the market, cost, and l real property will be reduced by \$30,000 or the amount that reduces the flect the deduction.

. Your taxes will be calculated using a percentage of current year actual % and all other Agricultural Business is 27.9%. Commercial Renewable other commercial property is 27.9%. A change in the residential assessment 1), C.R.S. Real property includes land and improvements. Improvements erected upon or affixed to land, whether or not title to such land has been

ar actual value. If the Senior Citizen or Disabled Veteran Property Tax ted in the current year actual value shown above.

pon the best available information. You have the right to protest the .R.S. \$3,062.87

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

PK Kaiser, MBA, MS, Assessor

ARAPAHOE COUNTY		NO PHOTO AVAILABLE					
	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	
PARCEL ID	031061032	031057973001	031056900001	031058601002	031063710001	031063922002	
STREET #	801	1279	1290	1248	849	895	
STREET	REVERE	SCRANTON	URSULA		SCRANTON	TROY	
STREET TYPE	ST	ST	ST	ST	ST	ST	
APT #		•••	•	•	•	•	
DWELLING	******	********	*****	*******	*****	******	
Time Adj Sale Price		416400	530997	445592	409536	433596	
Original Sale Price	0	375000	430000	365000	395000	349900	
Concessions and PP	0	0	-1500	0	0	0	
Parcel Number	1973-01-3-06-020	1973-01-2-16-025	1973-01-2-12-001	1973-01-2-19-005	1973-01-3-15-035	1973-01-3-16-017	
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	1953	1952	1952	1952	1954	1953	
Remodel Year	0	0	0	0	0	0	
Valuation Grade	С	С	С	С	С	С	
Living Area	1841	1808	1793	1789 1909		1753	
Basement/Garden Ivl	0	0	0	0	0	0	
Finish Bsmt/Grdn Ivl	0	0	0	0	0	0	
Walkout Basement	0	0	0	0	0	0	
Attached Garage	504	0	220	220	0	242	
Detached Garage	0	0	0	0	0	0	
Open Porch	270	335	256	0	0	392	
Deck/Terrace	822	0	0	0	240	60	
Total Bath Count	2	2	2	2	2	2	
Fireplaces	1	1	1	1	0	1	
2nd Residence	0	0	0	0	0	0	
Regression Valuation	461022	464109	456114	467293	434086	451276	
VALUATION	**********	**********	***********	**********	******	******	
SALE DATE		01/18/2022	06/24/2021	07/27/2021	05/31/2022	06/15/2021	
Time Adj Sale Price		416,400	530,997	445,592	409,536	433,596	
Adjusted Sale Price		413,313	535,905	439,321	436,472	443,342	
ADJ MKT \$	450,939						

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).

Arapahoe County ASSESSOR OFFICE

Appeals will not be accepted after June 8