

APPEAL FORM  
YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025  
(You may also file on-line at [www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor))

PIN # 035558789      OWNER: 3166 CLAY LLC

Property Classification: 1212 - 1212 Single Family Residential    PROPERTY ADDRESS: 3166 S CLAY ST

APPAISAL 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, 2022 and ending June 30, 2024 (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, 2024. 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, 2024. 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.

What is your estimate of the value of your property as of June 30, 2024      \$ \_\_\_\_\_

Reason for filing an appeal: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ALL PROPERTY TYPES (Market Approach)

The market approach utilizes sales of similar properties from July 1, 2022 through June 30, 2024 (the base period) to develop an estimate of value. Colorado Law requires the Assessor to exclusively use the market approach to value residential property. All sales must be adjusted for inflation or deflation to the end of the data-gathering period, June 30, 2024. If you believe that your property has been incorrectly valued, and are aware of sales of similar properties that occurred in your immediate neighborhood during the base period, please list them below.

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>

COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments)

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 not leased from July 2022 through June 2024, 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 list of rent comparables for competing properties. You may also submit any appraisals performed in the base period on the subject property, and any other information you wish the Assessor to consider in reviewing your property value. Please provide contact information if an on-site inspection is necessary:

_____	_____
Print Name	Daytime Telephone / Email

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 may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property.      ☐ Owner      ☐ Agent

_____	_____	_____
Signature	Date	Owner Email Address

OWNER AUTHORIZATION OF AGENT:


_____	_____
Print Owner Name	Owner Signature

_____	_____	_____	_____
Print Agent Name	Agent Signature	Date	Agent Telephone

_____	_____
Agent Address	Agent Email Address

If mailed - postmarked no later than June 9 - 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



ARAPAHOE COUNTY


REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

T H I S   I S   N O T   A   T A X   B I L L

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

**AURORA OFFICE**  
15400 E. 14th Pl Suite 500  
Aurora, CO 80011

Ph: 303-795-4600  
Fax: 303-636-1380  
TDD: Relay-711

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE	
2025	0071	035558789	1971-32-4-02-055	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
3166 S CLAY ST		LOT 6 BLK 15 BOULEVARD GARDENS EX THE E 85 FT SubdivisionCd 005550 SubdivisionName BOULEVARD GARDENS Block 015 Lot 006			
PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2024		PRIOR YEAR ACTUAL VALUE AS OF DECEMBER 31, 2024		CHANGE IN VALUE
Residential					
TOTAL	\$600,100		\$569,200		+\$30,900

PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM

An assessment rate will be applied to the actual value of your property before property taxes are calculated. At the time of print, the 2025 Assessment Rate had not been established.

A change in the assessment rate is NOT grounds for objection or abatement of taxes. 39-5-121(1), C.R.S.

If you would like information about the approach used to value your property, please contact your county assessor.

If you disagree with the Assessor's valuation, you may file an appeal by JUNE 9, 2025 RESIDENTIAL PROPERTY OWNERS (excluding multi-family, commercial and vacant land property owners) may also file online at [www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor)

YOUR RIGHT TO APPEAL THE PROPERTY VALUATION AND/OR CLASSIFICATION TO THE ASSESSOR EXPIRES  
JUNE 9, 2025

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 9. 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.arapahoeco.gov/assessor by June 9.

**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. - 4:30 p.m. Walk-in appointments may be made May 1, 2025 - May 23, 2025 only. County building doors close at 4:00 p.m.

**ASSESSOR'S DETERMINATION:** The Assessor must make a decision on your appeal and mail a Notice of Determination to you by Aug 15, 2025.

**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 September 15, 2025.

**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 9, 2025

	SUBJECT					
	*****	*****	*****	*****	*****	*****
PARCEL ID	035558789	031005914001	031006970001	031006091001	034323121001	033066715001
STREET #	3166 S	3368 S	3345 S	3155 S	3220 S	3270 S
STREET	CLAY	DALE	DALE	CLAY	DECATUR	DALE
STREET TYPE	ST	CT	CT	ST	ST	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		459000	479800	449800	544400	460600
Original Sale Price	0	459000	475000	455000	539000	460000
Concessions and PP	0	0	0	-14000	0	-4000
Parcel Number	1971-32-4-02-055	1971-32-4-03-047	1971-32-4-06-036	1971-32-4-03-070	1971-32-4-34-003	1971-32-4-24-001
Neighborhood	206	206	206	206	206	206
Neighborhood Group	215300	215300	215300	215300	215300	215300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	210000	189000	210000	189000	168000	189000
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	1996	1949	1938	1979	2002	1955
Remodel Year	0	2011	2010	0	2021	2012
Valuation Grade	C	C	C	C	C	C
Living Area	1484	1398	1194	950	1052	844
Basement/Garden lvl	1484	0	0	950	0	480
Finish Bsmt/Grdn lvl	1410	0	0	0	0	480
Walkout Basement	1	0	0	0	0	0
Attached Garage	672	0	0	288	0	0
Detached Garage	0	480	400	0	600	520
Open Porch	0	280	0	72	300	0
Deck/Terrace	1082	350	459	80	587	418
Total Bath Count	2	2	2	2	2	1
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	588144	462900	477250	456127	467909	453531
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		05/12/2023	08/23/2023	10/17/2023	09/09/2022	04/28/2023
Time Adj Sale Price		459,000	479,800	449,800	544,400	460,600
Adjusted Sale Price		584,244	590,694	581,817	664,635	595,213
ADJ MKT \$	600,110					