

PIN # 031016606      OWNER: TYLER R JOHNSON REVOCABLE TRUST

**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, 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: \_\_\_\_\_

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>
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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
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OWNER AUTHORIZATION OF AGENT: \_\_\_\_\_

Print Agent Name	Agent Signature	Date	Agent Telephone
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Agent Address	Agent Email Address
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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**



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

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

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

**[www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor)**

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	0010	031016606	1971-34-1-17-022	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
3029 S PEARL ST		N 1/2 OF 42 ALL 43-44 BLK 4 T L H FRIBOURGS BEL 1ST FLG SubdivisionCd 061650 SubdivisionName T L H FRIBOURGS BELVEDERE 1ST FLG Block 004 Lot 042		
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	\$1,308,100		\$1,021,000	+\$287,100

**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 *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	031016606	031016088001	031013402001	031044057001	031017777001	031016631001
STREET #	3029 S	3067 S	2712 S	3309 S	2939 S	3000 S
STREET	PEARL	LOGAN	PENNSYLVANIA	MARION	GRANT	PEARL
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1050000	1462500	1207000	1198300	1560100
Original Sale Price	0	1050000	1462500	1195000	1201400	1500000
Concessions and PP	0	0	0	0	-15000	-42000
Parcel Number	1971-34-1-17-022	1971-34-1-15-016	1971-34-1-04-002	1971-35-3-18-021	1971-34-1-24-019	1971-34-1-18-001
Neighborhood	600	600	600	600	600	600
Neighborhood Group	214750	214750	214750	214750	214750	214750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	310000	263500	310000	310000	310000	310000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1937	2007	2023	2006	2010	2023
Remodel Year	2007	0	0	0	0	0
Valuation Grade	B	B	A	B	B	A
Living Area	2966	2566	2918	2612	2704	3006
Basement/Garden lvl	564	381	929	1280	1375	1145
Finish Bsmt/Grdn lvl	84	309	779	1147	1230	1061
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	460	0	0	540
Detached Garage	748	378	0	484	484	0
Open Porch	0	345	281	222	248	28
Deck/Terrace	794	96	0	457	456	160
Total Bath Count	6	3	5	4	4	5
Fireplaces	3	1	1	3	2	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1327486	1059598	1503008	1242545	1230291	1546484
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		06/20/2024	02/26/2024	09/27/2023	11/10/2023	12/22/2023
Time Adj Sale Price		1,050,000	1,462,500	1,207,000	1,198,300	1,560,100
Adjusted Sale Price		1,317,888	1,286,978	1,291,941	1,295,495	1,341,102
ADJ MKT \$	1,308,095					