PIN # 035366626	APPEAL F0 YOU MUST SUBMIT YOUR AF (You may also file on-line at <u>wv</u> OWNER: SCHOENWELD TARA	PPEAL BY JUNE 9, 2025			ARAPAHO		RE NOTICE (THISISN(
APPRAISAL PERIOD: You gathered from the 24-mon represents the market valu data is insufficient during t ending June 30, 2024. Sal period, per Colorado Statu classification determined f	he value of your property as of June 30, 2024	y 1 of the current year, based on sa 30, 2024 (the base period). The cur build have sold for on the open mar k in six-month increments from the een there has been an identifiable t	ales and other information rent year value ket on June 30, 2024. If five-year period rend during the base		2772 S A0	HOENWELD COMA ST OOD CO 80110-1	Scan to see map>
					TAX YEAR 2025	TAX AREA 0010	PIN NUMBER 035366626
estimate of value. Colorad must be adjusted for inflat	ALL PROPERTY TYP zes sales of similar properties from July 1, 2022 thro to Law requires the Assessor to exclusively use the ion or deflation to the end of the data-gathering perio e aware of sales of similar properties that occurred in	market approach to value resident od, June 30, 2024. If you believe th	ial property. All sales nat your property has been		PROPERTY ADI 2772 S ACOMA PI	DRESS	LEGAL DES
please list them below. <u>PIN #</u>	Property Address	Date Sold		Sale Price		Residential	AS OF JUNE 30,
approach, the net operatin from July 2022 through Ju gathering period, please a indicating the square foota properties. You may also s	COMMERCIAL PROPERTY (does not include sin I properties are valued based on the cost, market an ing income is capitalized into an indication of value. If ine 2024, please see the market approach section a ittach an operating statement indicating your income age and rental rate for each tenant occupied space. submit any appraisals performed in the base period sider in reviewing your property value. Please provide	Id income approaches to value. Us f your commercial or industrial prop bove. If your property was leased and expense amounts. Also, plea If known, attach a list of rent comp on the subject property, and any o	ing the income perty was <u>not</u> leased during the data se attach a rent roll arables for competing ther information you		An assessment	rate will be applied	\$977,000 E SHOWN ON THE REVERSE d to the actual value of you t Rate had not been establ
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. Image: Description of the property of the proper					A change in the assessment rate is NOT grounds for objection If you would like information about the approach used to valu If you disagree with the Assessor's valuation, you may file an OWNERS (excluding multi-family, commercial and vacant lar www.arapahoeco.gov/assessor		
Signature OWNER AUTHORIZATION O	Date F AGENT: Print Owner Name	Owner Email Addre	55				
Print Agent Name	Agent Signature	Date	Agent Telephone			TO ADDE	
Agent Address If mailed - postmarked no	later than June 9 - send to: PK Kaiser, MBA, MS, A	Agent Email Address ssessor, 5334 S. Prince Street, Lit	tleton, CO 80120-1136		YOUR RIGHT	TO APPEAL THE	PROPERTY VALUATION JUNE

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.arapahoeco.gov/assessor

AIN		1	DATE							
	1971-34-2-01-025		04/16/2025							
S	SCRIPTION									
	K 9 IDLEWILD SubdivisionCd 035750 SubdivisionName IDLEWILD Block 009									
AR			PRIOR YEAR	CHANGE IN VALUE						
.UE		-	CTUAL VALUE							
, 2024		AS OF	DECEMBER 31, 2024	4						

SIDE OF THIS FORM

r property before property taxes are calculated. At the lished.

on or abatement of taxes. 39-5-121(1), C.R.S.

ue your property, please contact your county assessor.

n appeal by JUNE 9, 2025 RESIDENTIAL PROPERTY nd property owners) may also file online at

I AND/OR CLASSIFICATION TO THE ASSESSOR EXPIRES 9, 2025

PK Kaiser, MBA, MS, Assessor



	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	**********	***********	*****	*****	***********	*******
PARCEL ID	035366626	031022754001	035258475001	035459390001	035459381001	035373126001
STREET #	2772 S	2908 S	2755 S	3095 S	3097 S	3229 S
STREET	ACOMA	CHEROKEE	ACOMA	CHEROKEE	CHEROKEE	BANNOCK
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #	******	****	*****	*****	******	****
DWELLING	**********					
Time Adj Sale Price		1032200	1004500	940800	926000	873500
Original Sale Price	0	1025000	1025000	960000	899000	875000
Concessions and PP	0	-3000	0	0	0	-1500
Parcel Number	1971-34-2-01-025	1971-34-2-15-002	1971-34-2-02-024	1971-34-2-21-031	1971-34-2-21-030	1971-34-3-13-028
Neighborhood	601	601	601	601	601	601
Neighborhood Group	414999	414999	414999	414999	414999	414999
LUC	1240	1240	1240	1240	1240	1240
Allocated Land Val	180000	200000	200000	200000	170000	200000
Improvement Type	Townhomes	Townhomes	Townhomes	Townhomes	Townhomes	Townhomes
Improvement Style	3 Story					
Year Built	2019	2022	2018	2021	2021	2020
Remodel Year	0	0	0	0	0	0
Valuation Grade	А	Α	A	Α	Α	A
Living Area	2395	2416	2145	2451	2449	2286
Basement/Garden Ivl	1007	974	948	0	0	0
Finish Bsmt/Grdn Ivl	906	894	840	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	380	473	484	410	410	399
Open Porch	171	229	160	20	20	15
Deck/Terrace	297	375	523	294	294	389
Total Bath Count	4	5	4	4	4	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	992071	1063709	992391	951586	921273	907739
VALUATION	******	********	*******	********	********	******
SALE DATE		04/22/2024	04/21/2023	07/29/2022	10/05/2022	02/23/2024
Time Adj Sale Price		1,032,200	1,004,500	940,800	926,000	873,500
Adjusted Sale Price		960,562	1,004,180	981,285	996,798	957,832
ADJ MKT \$	977,049	-		-	-	·

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

Arapahoe County ASSESSOR OFFICE

APPEAL PROCEDURES