

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

(You may also file on-line at www.arapahoeco.gov/assessor)

PIN # 035496121

OWNER: FRAZAO BRANDY

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 2752 S BANNOCK 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.

PIN #

Property Address

Date Sold

Sale Price

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

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

PK Kaiser, MBA, MS, Assessor

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

BRANDY FRAZAO

2752 S BANNOCK ST

ENGLEWOOD CO 80110-1515

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

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE		
2025	0010	035496121	1971-34-2-02-031	04/16/2025		
PROPERTY ADDRESS			LEGAL DESCRIPTION			
2752 S BANNOCK ST			LOT 14 BLK 10 IDLEWILD SubdivisionCd 035750 SubdivisionName IDLEWILD Block 010 Lot 014			
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		\$917,200		\$799,792		+\$117,408

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

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	035496121
STREET #	2752 S
STREET	BANNOCK
STREET TYPE	ST
APT #	
DWELLING	*****
Time Adj Sale Price	
Original Sale Price	0
Concessions and PP	0
Parcel Number	1971-34-2-02-031
Neighborhood	601
Neighborhood Group	414999
LUC	1240
Allocated Land Val	200000
Improvement Type	Townhomes
Improvement Style	3 Story
Year Built	2022
Remodel Year	0
Valuation Grade	A
Living Area	2421
Basement/Garden lvl	0
Finish Bsmt/Grdn lvl	0
Walkout Basement	0
Attached Garage	0
Detached Garage	400
Open Porch	152
Deck/Terrace	607
Total Bath Count	4
Fireplaces	1
2nd Residence	0
Regression Valuation	938778
VALUATION	*****
SALE DATE	
Time Adj Sale Price	
Adjusted Sale Price	
ADJ MKT \$	917,190

SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
*****	*****	*****	*****	*****
031022754001	035459390001	035459381001	035573176001	035373126001
2908 S	3095 S	3097 S	2949 S	3229 S
CHEROKEE	CHEROKEE	CHEROKEE	ELATI	BANNOCK
ST	ST	ST	ST	ST
*****	*****	*****	*****	*****
1032200	940800	926000	939000	873500
1025000	960000	899000	939000	875000
-3000	0	0	0	-1500
1971-34-2-15-002	1971-34-2-21-031	1971-34-2-21-030	1971-34-2-12-024	1971-34-3-13-028
601	601	601	601	601
414999	414999	414999	414999	414999
1240	1240	1240	1240	1240
200000	200000	170000	180000	200000
Townhomes	Townhomes	Townhomes	Townhomes	Townhomes
3 Story	3 Story	3 Story	3 Story	3 Story
2022	2022	2021	2023	2020
0	0	0	0	0
A	A	A	A	A
2416	2451	2449	2507	2286
974	0	0	0	0
894	0	0	0	0
0	0	0	0	0
0	0	0	0	0
473	410	410	400	399
229	20	20	0	15
375	294	294	338	389
5	4	4	5	4
1	1	1	1	1
0	0	0	0	0
1063709	951586	921273	951223	907739
*****	*****	*****	*****	*****
04/22/2024	07/29/2022	10/05/2022	06/05/2024	02/23/2024
1,032,200	940,800	926,000	939,000	873,500
907,269	927,992	943,505	926,555	904,539