

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 # 035290662

OWNER: AMANI 10 LLC

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 2922 S DELAWARE 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



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

AMANI 10 LLC  
PO BOX 3477  
EVERGREEN CO 80437-3477

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE	
2025	0010	035290662	1971-34-2-14-027	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
2922 S DELAWARE ST		LOTS 6 BLK 20 SPEERS BDWY ADD SubdivisionCd 059100 SubdivisionName SPEERS BROADWAY ADD Block 020 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	\$1,042,800		\$955,500	+\$87,300	

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

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

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	035290662	031022754001	035258475001	035459390001	035573176001	035459381001
STREET #	2922 S	2908 S	2755 S	3095 S	2949 S	3097 S
STREET	DELAWARE	CHEROKEE	ACOMA	CHEROKEE	ELATI	CHEROKEE
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1032200	1004500	940800	939000	926000
Original Sale Price	0	1025000	1025000	960000	939000	899000
Concessions and PP	0	-3000	0	0	0	0
Parcel Number	1971-34-2-14-027	1971-34-2-15-002	1971-34-2-02-024	1971-34-2-21-031	1971-34-2-12-024	1971-34-2-21-030
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	200000	200000	200000	200000	180000	170000
Improvement Type	Townhomes	Townhomes	Townhomes	Townhomes	Townhomes	Townhomes
Improvement Style	3 Story	3 Story	3 Story	3 Story	3 Story	3 Story
Year Built	2018	2022	2018	2021	2023	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	A	A	A	A	A	A
Living Area	2762	2416	2145	2451	2507	2449
Basement/Garden lvl	1155	974	948	0	0	0
Finish Bsmt/Grdn lvl	1050	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	400	410
Open Porch	70	229	160	20	0	20
Deck/Terrace	450	375	523	294	338	294
Total Bath Count	5	5	4	4	5	4
Fireplaces	0	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1052266	1063709	992391	951586	951223	921273
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		04/22/2024	04/21/2023	07/29/2022	06/05/2024	10/05/2022
Time Adj Sale Price		1,032,200	1,004,500	940,800	939,000	926,000
Adjusted Sale Price		1,020,757	1,064,375	1,041,480	1,040,043	1,056,993
ADJ MKT \$	1,042,787					