PIN # 031035341	APPEAL FOF YOU MUST SUBMIT YOUR APPI (You may also file on-line at <u>www</u> OWNER: RUSSELL AVA ELIZABETH MAF	EAL BY JUNE 9, 2025 .arapahoeco.gov/assessor)				NO HISI	RE TICE (S N (
APPRAISAL PERIOD: Yo 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	1212 - 1212 Single Family Residential PROPE our property has been valued as it existed on January 1 of period beginning July 1, 2022 and ending June 30, ue of your property, that is, an estimate of what it would the base period, assessors may use data going back ir les have been adjusted for inflation and deflation when ute. You may file an appeal with the Assessor if you dis for your property. he value of your property as of June 30, 2024	of the current year, based on sales and othe 2024 (the base period). The current year val d have sold for on the open market on June 3 a six-month increments from the five-year per there has been an identifiable trend during t	ue 30, 2024. If riod he base	3055 S OG	BETH MARIE RU	Scan to see map	
Reason for filing an appea				· · · · · · · · ·			
				TAX YEAR	TAX AREA	PIN NUM	
				2025	0010	0310353	341
	ALL PROPERTY TYPES	S (Market Approach)		PROPERTY ADD			EGAL DES
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 <u>during the base period</u> , please list them below.			3055 S OGDEN ST PROPERTY CLASSIFICATION			N 50 FT OF S VAC IN SW IRRENT YEA TUAL VAL	
<u>PIN #</u>	Property Address	<u>Date Sold</u>	Sale Price		Residential		
	COMMERCIAL PROPERTY (does not include single	e-family homes, condominiums or apartments)			TOTAL		\$1,321,900
approach, the net operatin from July 2022 through Jul gathering period, please a indicating the square foota properties. You may also	I properties are valued based on the cost, market and i ng income is capitalized into an indication of value. If yo une 2024, please see the market approach section abo attach an operating statement indicating your income an age and rental rate for each tenant occupied space. If k submit any appraisals performed in the base period on sider in reviewing your property value. Please provide o	bur commercial or industrial property was <u>not</u> ve. If your property was leased during the da nd expense amounts. Also, please attach a r known, attach a list of rent comparables for c the subject property, and any other informat	leased ta ent roll ompeting ion you	An assessment ra time of print, the 2	ACTERISTICS ARE ate will be applied 2025 Assessment assessment rate is	to the actual va Rate had not b	alue of your
Print Name		aytime Telephone / Email		A change in the a	issessment rate is	NOT grounds	
ATTESTATION: I, the unattachment constitute true	dersigned owner/agent of this property, state that the ir and complete statements concerning the described pr acrease, or remain unchanged, depending upon the As	nformation and facts contained herein and or operty. I understand that the current year va	alue of my ertinen <u>t to</u>	lf you disagree wi	nformation about t ith the Assessor's ding multi-family, c .gov/assessor	valuation, you	may file an
Signature	Date	Owner Email Address					
OWNER AUTHORIZATION O	DF AGENT:						
	Print Owner Name	Owner Signature					
Print Agent Name	Agent Signature	Date Agen	t Telephone				
Agent Address		Agent Email Address		YOUR RIGHT T	O APPEAL THE F	ROPERTY VA	
If mailed - postmarked no	later than June 9 - send to: PK Kaiser, MBA, MS, Asse	essor, 5334 S. Prince Street, Littleton, CO 80	120-1136				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	DATE	
	1971-35-2-00-033	04/16/2025	
s	CRIPTION		
_			

S 150 FT OF N 375 FT OF E 163 FT BLK 6 EVANSTONS BDWY ADD NOW 1/4 OF NW 1/4 EX E 30 FT 35-4-68

AR	PRIOR YEAR	CHANGE IN VALUE
UE	ACTUAL VALUE	
, 2024	AS OF DECEMBER 31, 2024	
)	\$1,135,900	+\$186,000

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.

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	031035341	031016568001	031018439001	031032423001	031044057001	031016088001
STREET #	3055 S	3055 S	2875 S	3240 S	3309 S	3067 S
STREET	OGDEN	PEARL	GRANT	PEARL	MARION	LOGAN
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING	********	*********	*********	*********	*********	**********
Time Adj Sale Price		1578300	1475000	1475600	1207000	1050000
Original Sale Price	0	1475000	1475000	1500000	1195000	1050000
Concessions and PP	0	0	0	-39000	0	0
Parcel Number	1971-35-2-00-033	1971-34-1-17-018	1971-34-1-27-011	1971-34-4-15-006	1971-35-3-18-021	1971-34-1-15-016
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	310000	310000	310000	310000	263500
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story					
Year Built	2007	2021	2020	2023	2006	2007
Remodel Year	0	0	0	0	0	0
Valuation Grade	А	А	А	А	В	В
Living Area	2614	2706	2471	2705	2612	2566
Basement/Garden Ivl	0	1372	1230	1226	1280	381
Finish Bsmt/Grdn Ivl	0	1208	1104	1142	1147	309
Walkout Basement	0	0	0	0	0	0
Attached Garage	414	0	480	525	0	0
Detached Garage	0	460	0	0	484	378
Open Porch	464	125	543	215	222	345
Deck/Terrace	240	298	375	0	457	96
Total Bath Count	3	4	4	5	4	3
Fireplaces	2	1	1	1	3	1
2nd Residence	170	0	0	0	0	0
Regression Valuation	1306476	1476520	1462729	1489101	1242545	1059598
VALUATION	*******	********	*******	********	********	********
SALE DATE		01/31/2023	05/24/2024	03/01/2024	09/27/2023	06/20/2024
Time Adj Sale Price		1,578,300	1,475,000	1,475,600	1,207,000	1,050,000
Adjusted Sale Price		1,408,256	1,318,747	1,292,975	1,270,931	1,296,878
ADJ MKT \$	1,321,870					

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