		APPEAL FO YOU MUST SUBMIT YOUR AP	PPEAL BY JUNE 9, 2025				RE
	DIN # 021026402	· · · —	vw.arapahoeco.gov/assessor)				NOTICE
<form></form>	PIN # 031030402	OWNER. CRENNEN JOHN M			ARAPAHOI	E COUNTY T	HIS IS NO
	Property Classification:	1212 - 1212 Single Family Residential PROF	PERTY ADDRESS: 2850 S CLARKSON	CIR			回線
Reach for fling an appeal.	gathered from the 24-mor represents the market value data is insufficient during the ending June 30, 2024. Sa period, per Colorado Statu	nth period beginning July 1, 2022 and ending June 3 ue of your property, that is, an estimate of what it wo the base period, assessors may use data going back les have been adjusted for inflation and deflation wh ute. You may file an appeal with the Assessor if you	80, 2024 (the base period). The current year of build have sold for on the open market on June k in six-month increments from the five-year p en there has been an identifiable trend during	value e 30, 2024. If period g the base	2850 S CL	ARKSON CIR	DSEY E CRENNEN
Image: Second	What is your estimate of t	he value of your property as of June 30, 2024	\$				
Image: Second	Reason for filing an appea	al:					
ALL PROPERTY TYPES (Markit Aproach) The market approach ullizes sales of similar properties from July 1, 2022 through June 30, 2024 (the base period) to develop an estimate of value. Colorade Law repuises the Assessor to exclusively use the market approach to value residential property. All esties of similar properties that accurred in your immediate neighborhood during the lease period. PROPERTY Chark Colorade Law repuises that accurred in your immediate neighborhood during the lease period. Site Proc PROPERTY Chark Colorade Law repuises that accurred in your immediate neighborhood during the lease period. Residential PROPERTY Chark Colorade Law repuises that accurred in your immediate neighborhood during the lease period. Residential Colorade Colu, PROPERTY (does net incluse angle-family homes, condomiums or quantentis) Residential Commercial and industrial properties are valued based on the cost, market and income approach, the reput generate is considered in modulating your property was lased during the data gathering property and any other information you within the data gathering property was lased during the data and entities and entities and therein and on any attainteent oncellulation of the subject property, and any other information or you may also subtent any appraised, perioding the destingency (final data) PROPERTY Charket Comparing statement indicating of value. Date Date An assessment rate will be applied to the actual value of you movel information in an onsite inspection is necessary: Prime have Date Date Date Date Date							
ALL PROPERTY TYPES (Makked Approach) The marked approach, utilizes states of similar properties from July 1. 2022 through June 30, 2024 (Itro base period) to develop an established for inflation or delation to the end the data-gathering period. June 30, 2024 (Itro base period). All sates minites that adjusted for inflation or delation to the end the data-gathering period. June 30, 2024 (Itro base period). All sates minites that accurate in your immediate approach to use period. PROPERTY ADDRESS LEGAL DES Incorrectly value. Dates Sold Sate Dice PROPERTY ADDRESS CURRENTY & CUR					TAX YEAR	TAX AREA	PIN NUMBER
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PINE Expendity Address Data Sold Sale Price	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,						ACTUAL VAL
COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments) TOTAL \$1,140,400 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 too bases of through June 2024, pleases at the market approach bases of about. If your comparely also are torical and industrial property wasces during the data gathering period, please at the netral restor reaction about. If your comparely also any other information you wish the Assessor to consider in reviewing your property value. Please period to the subject property, and any other information in an on-site inspection is necessary: An assessment rate will be applied to the actual value of you time of print, the 2025 Assessment Rate had not been estable information about the approach used to value. If you would like information about the approach used to value the property. Inderstand that the current year value of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertine to property. If 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 pertine to property. If understand that the current year value of my OWNER QUHORIZATION OF AGENT: Magent Telephone / Email If you disagree with the Assessor's valuation, you may file ar OWNER QUHORIZATION of AGENT: Magent Telephone Magent Telephone Signature Oute Oute Owner Email Address Your Right To AppPEAL THE PROPERTY VALUATION OF AGENT: Your Right To AppPEAL THE PROPE		Property Address	Date Sold	Sale Price			
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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. If you would like information about the approach used to value of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property. If you disagree with the Assessor's valuation, you may file ar OWNERS (excluding multi-family, commercial and vacant lat www.arapahoeco.gov/assessor Signature Date Owner Email Address Owner Name Owner Signature Owner Signature Print Agent Name Agent Signature Date Agent Telephone Agent Address Agent Email Address YOUR RIGHT TO APPEAL THE PROPERTY VALUATION	approach, the net operatin from July 2022 through Ju gathering period, please a indicating the square foota properties. You may also	ng income is capitalized into an indication of value. If une 2024, please see the market approach section a attach an operating statement indicating your income age and rental rate for each tenant occupied space. submit any appraisals performed in the base period	f your commercial or industrial property was <u>r</u> bove. If your property was leased during the e and expense amounts. Also, please attach a If known, attach a list of rent comparables for on the subject property, and any other inform	<u>not</u> leased data a rent roll r competing nation you	An assessment r time of print, the	ate will be applied 2025 Assessmen	l to the actual value of you t Rate had not been establ
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 owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent depending upon the Assessor's review of all available information pertinent to owner dagent dependent	Print Name		Daytime Telephone / Email		A change in the	assessment rate i	s NOT grounds for objection
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OWNER AUTHORIZATION OF AGENT: Print Owner Name Owner Signature Print Agent Name Agent Signature Date Agent Address Agent Telephone Agent Address Agent Email Address	attachment constitute true property <u>may increase</u> , de	e and complete statements concerning the described	l property. I understand that the current year Assessor's review of all available infor <u>ma</u> tion	value of my pertinen <u>t to</u>	OWNERS (exclu	iding multi-family,	
OWNER AUTHORIZATION OF AGENT: Print Owner Name Owner Signature Print Agent Name Agent Signature Date Agent Address Agent Telephone Agent Address Agent Email Address	Signature	Date	Owner Email Address				
Print Agent Name Agent Signature Date Agent Telephone Agent Address Agent Email Address YOUR RIGHT TO APPEAL THE PROPERTY VALUATION UNF	OWNER AUTHORIZATION C	DF AGENT:					
Agent Address Agent Email Address YOUR RIGHT TO APPEAL THE PROPERTY VALUATION		Print Owner Name	Owner Signature				
.UINE	Print Agent Name	Agent Signature	Date Ag	gent Telephone			
IIINE	Agent Address		Agent Email Address		YOUR RIGHT	TO APPEAL THE	PROPERTY VALUATION
	-	later than June 9 - send to: PK Kaiser MBA MS As	ssessor, 5334 S. Prince Street Littleton CO	80120-1136			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
	1971-35-2-05-004	04/16/2025
~	ODIDTION	

SCRIPTION

RRY LANE SUB SubdivisionCd 014450 SubdivisionName CHERRY LANE 000 Lot 008

EAR LUE , 2024	PRIOR YEAR ACTUAL VALUE AS OF DECEMBER 31, 2024	CHANGE IN VALUE			
0	\$1,061,000	+\$79,400			

SIDE OF THIS FORM

ur property before property taxes are calculated. At the blished.

ion 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 and 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	031036402	031044057001	031017777001	031016088001	031031788001	035159825001
STREET #	2850 S	3309 S	2939 S	3067 S	3263 S	3132 S
STREET	CLARKSON	MARION	GRANT	LOGAN	LOGAN	GRANT
STREET TYPE	CIR	ST	ST	ST	ST	ST
APT #						
DWELLING	*********	*********	*********	*********	*********	********
Time Adj Sale Price		1207000	1198300	1050000	1161500	1149200
Original Sale Price	0	1195000	1201400	1050000	1150000	1075000
Concessions and PP	0	0	-15000	0	0	-1000
Parcel Number	1971-35-2-05-004	1971-35-3-18-021	1971-34-1-24-019	1971-34-1-15-016	1971-34-4-12-018	1971-34-4-05-021
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	263500	237200	279000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story					
Year Built	1942	2006	2010	2007	2016	2017
Remodel Year	0	0	0	0	0	0
Valuation Grade	В	В	В	В	В	В
Living Area	2942	2612	2704	2566	3034	3118
Basement/Garden IvI	934	1280	1375	381	1690	1750
Finish Bsmt/Grdn Ivl	0	1147	1230	309	1268	1312
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	957	484	484	378	484	484
Open Porch	300	222	248	345	160	165
Deck/Terrace	222	457	456	96	336	400
Total Bath Count	4	4	4	3	4	4
Fireplaces	0	3	2	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1200193	1242545	1230291	1059598	1241829	1302659
VALUATION	******	********	*******	********	*********	*******
SALE DATE		09/27/2023	11/10/2023	06/20/2024	03/29/2024	12/11/2023
Time Adj Sale Price		1,207,000	1,198,300	1,050,000	1,161,500	1,149,200
Adjusted Sale Price		1,164,648	1,168,202	1,190,595	1,119,864	1,046,734
ADJ MKT \$	1,140,351					

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