| | | 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 |
| 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. Coloradu Law requires the Assessor to exclusively use the market approach to value residential property. All sales market approach to value residential property and the base period. Juno 2022 Hough June 30, 2024 (the base period) to develop an estimate of value. Colorad Law requires the Assessor to exclusively use the market approach to value residential property. All sales market approach to value residential property and the approach to exclusively use the market approach to value. Using the income approaches to consider in reviewing your property was leaded during the data or reform July 2022 though June 30, 2024 (the base period) to reside the reform and on any attachment consider in reviewing your property was leaded during the data and reform any adaptiones approaches to consider in reviewing your property was leaded during the data and reform any and surute minimariation period. The market approach to each the market approach approaches to value. Using the information your more market approach to each the approach to each thera coorpoint space. If wown, attach at the fort comparing period. The appreases period to contained period was appreaded to comparing period. The apprease to comparise performed with the Assessor's value. These provide contained there in and on any attachment comparise period was an effection and more appreade to resident in period. Th | | | | | 2025 | 0010 | 031036402 |
| The market approach ultizes agains of similar properties from July 1, 2022 through June 30, 2024 (the base period) to develop an estimate of value. Clockond Law requires the Assessor's exclusively use the market approach to ultize side of similar properties that occurred in your immediate neighborhood during the base period. June 30, 2024 (the base period) to period. June 30, 2024 (the base period). June 30, 2024 (the base period) to period. June 30, 2024 (the base period). June 30, 2024 (the base period) to period. June 30, 2024 (the base period). June 30, 20 | | ALL PROPERTY TYP | PES (Market Approach) | | PROPERTY ADD | DRESS | LEGAL DES |
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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 | | | |
| Commercial and industrial properties are value 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 <u>not</u> lessed form July 2022 through June 2024, please see the market approach setion above. If your property was <u>not</u> lessed attrict on a operating statement indicating your income and expense amounts. Also, please attach are not not 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 appriadus 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 contand therein and on any property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertiment to during multi-family, commercial and vacant lat www.arapahoeco.gov/assessor Signature Owner Email Address OWNER AUTHORIZATION OF AGENT: Print Owner Name Agent Address Agent Telephone Agent Address Agent Telephone | | | | | | Residential | |
| approach, the net operating income is capitalized into an indication of value. If your commercial or inductial 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 moy wish the Assessor to consider in reviewing your property. Value. Please provide contact information if 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 on one yait income is competing and expense earbourds. Also, please attach a rent roll indicating your property. Yailue. Please provide contact information if 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 and facts contained herein and on any attachment complete statements concerning the described property. I deviate that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I deviate and 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 is approaced. The property was assessor is review of all available information pertinent to owner Signature M change in the Assessor's valuation, you may file are OWNERS (excluding multi-family, commercial and vacant lat www.arapahoeco.gov/assessor's valuation, you may file are Owner Signature geneture Date Agent Telephone YOUR RIGHT to Appeal THE PROPERTY VALUATION ON DAGENT Agent Adverss </td <td></td> <td>COMMERCIAL PROPERTY (does not include sin</td> <td>gle-family homes, condominiums or apartments)</td> <td></td> <td></td> <td>TOTAL</td> <td>\$1,140,400</td> | | COMMERCIAL PROPERTY (does not include sin | gle-family homes, condominiums or apartments) | | | TOTAL | \$1,140,400 |
| 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 |
| attachment constitute true and complete statements concerning the described property. I understand that the current year value of my If you disagree with the Assessor's valuation, you may file ar property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to If you disagree with the Assessor's valuation, you may file ar Signature Date Owner Email Address OWNER AUTHORIZATION OF AGENT: | | | | | If you would like | information about | the approach used to valu |
| 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