

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 033145470

OWNER: ABUAJINEH AHMAD

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 5412 S IRELAND WAY

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

THIS IS NOT A TAX BILL

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

AURORA OFFICE

15400 E. 14th Pl Suite 500

Aurora, CO 80011

Ph: 303-795-4600

Fax: 303-636-1380

TDD: Relay-711

AHMAD ABUAJINEH & SUHA ABDUL-KHALEK

5412 S IRELAND WAY

CENTENNIAL CO 80015-5700

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1948	033145470	2073-14-2-08-003	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
5412 S IRELAND WAY		LOT 24 BLK 3 PARK VIEW MEADOWS SUB 1ST FLG EX 1/2 M/R SubdivisionCd 048560 SubdivisionName PARK VIEW MEADOWS SUB 1ST FLG Block 003 Lot 024		
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		\$568,700	\$626,000	-\$57,300

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

YOUR RIGHT TO APPEAL THE PROPERTY VALUATION AND/OR CLASSIFICATION TO THE ASSESSOR EXPIRES
JUNE 9, 2025



APPEAL PROCEDURES

MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

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.

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.

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).

PARCEL ID STREET # STREET STREET TYPE APT # DWELLING Time Adj Sale Price Original Sale Price Concessions and PP Parcel Number Neighborhood Neighborhood Group LUC Allocated Land Val Improvement Type Improvement Style Year Built Remodel Year Valuation Grade Living Area Basement/Garden lvl Finish Bsmt/Grdn lvl Walkout Basement Attached Garage Detached Garage Open Porch Deck/Terrace Total Bath Count Fireplaces 2nd Residence Regression Valuation VALUATION SALE DATE Time Adj Sale Price Adjusted Sale Price ADJ MKT \$	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
	033145470	033146841001	033146972001	033145402001	033147146001	033146662001
	5412 S	5246 S	20405 E	5481 S	5257 S	5307 S
	IRELAND	JEBEL	CRESTLINE	IRELAND	JEBEL	JEBEL
	WAY	WAY	PL	WAY	ST	WAY
	*****	*****	*****	*****	*****	*****
	566500	595900	560100	635300	587100	
	550000	590000	575000	615000	570000	
	0	0	0	-3500	-10000	0
	2073-14-2-08-003	2073-14-2-14-004	2073-14-2-14-016	2073-14-2-07-011	2073-14-2-14-029	2073-14-2-13-011
2906	2906	2906	2906	2906	2906	
218500	218500	218500	218500	218500	218500	
1220	1220	1220	1220	1220	1220	
160000	160000	160000	160000	160000	160000	
Traditional	Traditional	Traditional	Traditional	Traditional	Traditional	
2 Story	2 Story	2 Story	2 Story	2 Story	2 Story	
1995	1992	1991	1995	1992	1994	
0	0	0	0	0	0	
C	C	C	C	C	C	
2181	2046	2046	2004	2012	2026	
745	675	675	976	648	972	
0	0	0	927	616	923	
0	0	0	0	0	1	
398	560	560	420	560	380	
0	0	0	0	0	0	
0	0	0	0	20	176	
200	140	216	216	216	200	
3	3	3	4	4	4	
1	1	1	1	1	1	
0	0	0	0	0	0	
556445	548467	550104	587007	589707	609091	
*****	*****	*****	*****	*****	*****	
02/29/2024	08/25/2023	07/14/2022	01/03/2023	03/10/2023		
566,500	595,900	560,100	635,300	587,100		
574,478	602,241	529,538	602,038	534,454		
568,711						