

APPEAL FORM
YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025
(You may also file on-line at www.arapahoeco.gov/assessor)
PIN # 033147782 OWNER: CHESTER BENJAMIN FRANKLIN

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 5396 S JERICO ST

APPRAISAL 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.

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>

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
THIS IS NOT A TAX BILL

Scan to see map ---->


BENJAMIN FRANKLIN CHESTER
5396 S JERICO ST
CENTENNIAL CO 80015-5219

LITTLETON OFFICE
5334 S. Prince Street
Littleton, CO 80120-1136

AURORA OFFICE
15400 E. 14th Pl Suite 500
Aurora, CO 80011

Ph: 303-795-4600
Fax: 303-797-1295
TDD: Relay-711

Ph: 303-795-4600
Fax: 303-636-1380
TDD: Relay-711

PK Kaiser, MBA, MS, Assessor

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE	
2025	1948	033147782	2073-14-2-16-021	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
5396 S JERICO ST		LOT 1 BLK 4 PARK VIEW MEADOWS SUB 2ND FLG EX 1/2 M/R SubdivisionCd 048561 SubdivisionName PARK VIEW MEADOWS SUB 2ND FLG Block 004 Lot 001			
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	\$545,000		\$602,000	-\$57,000	

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**

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	033147782	033147693001	033146140001	032566400001	032569271001	032566418001
STREET #	5396 S	5284 S	5517 S	5693 S	5583 S	5683 S
STREET	JERICHO	JERICHO	KILLARNEY	JERICHO	JEBEL	JERICHO
STREET TYPE	ST	ST	ST	WAY	WAY	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		529400	510000	538700	544000	517700
Original Sale Price	0	519000	500000	530000	540000	507500
Concessions and PP	0	-10000	0	-1900	-16950	0
Parcel Number	2073-14-2-16-021	2073-14-2-16-012	2073-14-3-25-001	2073-14-3-14-044	2073-14-3-18-019	2073-14-3-14-045
Neighborhood	2906	2906	2906	2906	2906	2906
Neighborhood Group	218500	218500	218500	218500	218500	218500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	160000	160000	160000	160000	160000	160000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1996	1996	1995	1992	1991	1992
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1748	1748	1710	1817	1826	1598
Basement/Garden lvl	508	508	508	497	485	535
Finish Bsmt/Grdn lvl	0	0	0	0	313	508
Walkout Basement	0	0	0	0	0	0
Attached Garage	420	420	420	403	574	400
Detached Garage	0	0	0	0	0	0
Open Porch	0	0	198	20	30	242
Deck/Terrace	240	100	60	0	110	0
Total Bath Count	4	3	3	3	4	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	549995	531336	533841	525794	552067	550277
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		02/21/2023	07/14/2023	04/21/2023	11/23/2022	04/06/2023
Time Adj Sale Price		529,400	510,000	538,700	544,000	517,700
Adjusted Sale Price		548,059	526,154	562,901	541,928	517,418
ADJ MKT \$	544,981					