

PIN # 033148479 OWNER: CLARK GEORGE M JR

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 20192 E BELLEVIEW PL

What is your estimate of the value of your property as of June 30, 2024 \$

Reason for filing an appeal: _____

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>
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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
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OWNER AUTHORIZATION OF AGENT:

Print Owner Name _____ Owner Signature _____

Print Agent Name	Agent Signature	Date	Agent Telephone
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Agent Address	Agent Email Address
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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



REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

THIS IS NOT A TAX BILL



Scan to see map --->

CLARK, GEORGE M JR & SARAH E
20192 E BELLEVIEW PLACE
CENTENNIAL CO 80015-5226

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

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1948	033148479	2073-14-2-18-024	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
20192 E BELLEVIEW PL		LOT 44 BLK 3 PARK VIEW MEADOWS SUB 3RD FLG EX 1/2 M/R SubdivisionCd 048562 SubdivisionName PARK VIEW MEADOWS SUB 3RD FLG Block 003 Lot 044		
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	\$530,100		\$585,100	-\$55,000

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**



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).

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
PARCEL ID	033148479	033148339001	033149149001	032566418001	033148291001	032568330001
STREET #	20192 E	5108 S	20165 E	5683 S	5148 S	5474 S
STREET	BELVIEW	JERICO	WILLAMETTE	JERICO	JERICO	IRELAND
STREET TYPE	PL	ST	LN	WAY	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		555900	514300	517700	523200	484700
Original Sale Price	0	545000	500000	507500	520000	500000
Concessions and PP	0	0	-5500	0	-2000	-20050
Parcel Number	2073-14-2-18-024	2073-14-2-18-010	2073-14-2-19-022	2073-14-3-14-045	2073-14-2-18-006	2073-14-2-02-001
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	168000	160000	160000	168000	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	1998	1998	1998	1992	1999	1987
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1508	1508	1398	1598	1386	1518
Basement/Garden lvl	576	576	420	535	420	713
Finish Bsmt/Grdn lvl	517	0	399	508	420	678
Walkout Basement	0	0	0	0	0	0
Attached Garage	441	441	399	400	399	430
Detached Garage	0	0	0	0	0	0
Open Porch	0	0	0	242	0	94
Deck/Terrace	228	0	228	0	0	152
Total Bath Count	3	3	3	4	3	4
Fireplaces	1	1	1	1	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	535945	524809	524805	550277	518279	543475
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		04/14/2023	11/23/2022	04/06/2023	05/24/2023	09/26/2022
Time Adj Sale Price		555,900	514,300	517,700	523,200	484,700
Adjusted Sale Price		567,036	525,440	503,368	540,866	477,170
ADJ MKT \$	530,053					