

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE	
2025	1948	033149572	2073-14-2-20-001	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
5202 S IRELAND WAY		LOT 26 BLK 2 PARK VIEW MEADOWS SUB 3RD FLG EX 1/2 M/R SubdivisionCd 048562 SubdivisionName PARK VIEW MEADOWS SUB 3RD FLG Block 002 Lot 026			
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	\$520,700		\$593,600		-\$72,900

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

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	033149572	033146140001	033147693001	032566418001	032569247001	032566400001
STREET #	5202 S	5517 S	5284 S	5683 S	20398 E	5693 S
STREET	IRELAND	KILLARNEY	JERICO	JERICO	POWERS	JERICO
STREET TYPE	WAY	ST	ST	WAY	LN	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		510000	529400	517700	533500	538700
Original Sale Price	0	500000	519000	507500	545000	530000
Concessions and PP	0	0	-10000	0	-22000	-1900
Parcel Number	2073-14-2-20-001	2073-14-3-25-001	2073-14-2-16-012	2073-14-3-14-045	2073-14-3-18-017	2073-14-3-14-044
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	1997	1995	1996	1992	1991	1992
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1692	1710	1748	1598	1620	1817
Basement/Garden lvl	482	508	508	535	420	497
Finish Bsmt/Grdn lvl	0	0	0	508	357	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	420	420	420	400	600	403
Detached Garage	0	0	0	0	0	0
Open Porch	78	198	0	242	20	20
Deck/Terrace	195	60	100	0	432	0
Total Bath Count	3	3	3	4	3	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	534295	533841	531336	550277	552712	525794
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/14/2023	02/21/2023	04/06/2023	09/25/2023	04/21/2023
Time Adj Sale Price		510,000	529,400	517,700	533,500	538,700
Adjusted Sale Price		510,454	532,359	501,718	515,083	547,201
ADJ MKT \$	520,686					