

PIN # 033149769      OWNER: AGUIRRE CONNIE

Property Classification: 1212 - 1212 Single Family Residential      PROPERTY ADDRESS: 5348 S IRELAND WAY

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> |
|--------------|-------------------------|------------------|-------------------|
|--------------|-------------------------|------------------|-------------------|

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 \_\_\_\_\_

|           |      |                     |
|-----------|------|---------------------|
| 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 |
|---------------|---------------------|
|---------------|---------------------|

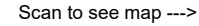
If mailed - postmarked no later than June 9 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136

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



PK Kaiser, MBA, MS, Assessor

THIS IS NOT A TAX BILL



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

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

**[www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor)**

| TAX YEAR                | TAX AREA                                            | PIN NUMBER                                                                                                                                   | AIN                                                   | DATE            |
|-------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------|
| 2025                    | 1948                                                | 033149769                                                                                                                                    | 2073-14-2-20-020                                      | 04/16/2025      |
| PROPERTY ADDRESS        |                                                     | LEGAL DESCRIPTION                                                                                                                            |                                                       |                 |
| 5348 S IRELAND WAY      |                                                     | LOT 7 BLK 2 PARK VIEW MEADOWS SUB 3RD FLG EX 1/2 M/R SubdivisionCd 048562<br>SubdivisionName PARK VIEW MEADOWS SUB 3RD FLG Block 002 Lot 007 |                                                       |                 |
| PROPERTY CLASSIFICATION | CURRENT YEAR<br>ACTUAL VALUE<br>AS OF JUNE 30, 2024 |                                                                                                                                              | PRIOR YEAR<br>ACTUAL VALUE<br>AS OF DECEMBER 31, 2024 | CHANGE IN VALUE |
| Residential             |                                                     |                                                                                                                                              |                                                       |                 |
| TOTAL                   | \$506,500                                           |                                                                                                                                              | \$523,200                                             | -\$16,700       |

**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](http://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<br>***** | SALE 1<br>*****  | SALE 2<br>*****  | SALE 3<br>*****  | SALE 4<br>*****  | SALE 5<br>*****  |
|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| PARCEL ID            | 033149769        | 033149700001     | 033149149001     | 033146026001     | 033148118001     | 033148291001     |
| STREET #             | 5348 S           | 5308 S           | 20165 E          | 5433 S           | 5246 S           | 5148 S           |
| STREET               | IRELAND          | IRELAND          | WILLIAMETTE      | KILLARNEY        | JERICO           | JERICO           |
| STREET TYPE          | WAY              | WAY              | LN               | ST               | WAY              | ST               |
| APT #                |                  |                  |                  |                  |                  |                  |
| DWELLING             | *****            | *****            | *****            | *****            | *****            | *****            |
| Time Adj Sale Price  |                  | 497800           | 514300           | 508800           | 507400           | 523200           |
| Original Sale Price  | 0                | 500000           | 500000           | 499000           | 510000           | 520000           |
| Concessions and PP   | 0                | -2200            | -5500            | -5000            | -2600            | -2000            |
| Parcel Number        | 2073-14-2-20-020 | 2073-14-2-20-014 | 2073-14-2-19-022 | 2073-14-2-09-024 | 2073-14-2-17-009 | 2073-14-2-18-006 |
| 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           | 168000           | 168000           |
| Improvement Type     | Traditional      | Traditional      | Traditional      | Traditional      | Traditional      | Traditional      |
| Improvement Style    | 1 Story/Ranch    | 1 Story/Ranch    | 2 Story          | Multi-Level      | Multi-Level      | 2 Story          |
| Year Built           | 1998             | 1998             | 1998             | 1996             | 1997             | 1999             |
| Remodel Year         | 0                | 0                | 0                | 0                | 0                | 0                |
| Valuation Grade      | C                | C                | C                | C                | C                | C                |
| Living Area          | 1310             | 1310             | 1398             | 1386             | 1386             | 1386             |
| Basement/Garden lvl  | 0                | 0                | 420              | 420              | 420              | 420              |
| Finish Bsmt/Grdn lvl | 0                | 0                | 399              | 399              | 0                | 420              |
| Walkout Basement     | 0                | 0                | 0                | 0                | 0                | 0                |
| Attached Garage      | 380              | 380              | 399              | 399              | 399              | 399              |
| Detached Garage      | 0                | 0                | 0                | 0                | 0                | 0                |
| Open Porch           | 54               | 54               | 0                | 0                | 0                | 0                |
| Deck/Terrace         | 306              | 200              | 228              | 228              | 90               | 0                |
| Total Bath Count     | 2                | 2                | 3                | 3                | 2                | 3                |
| Fireplaces           | 1                | 1                | 1                | 1                | 1                | 0                |
| 2nd Residence        | 0                | 0                | 0                | 0                | 0                | 0                |
| Regression Valuation | 503336           | 493792           | 524805           | 521563           | 511285           | 518279           |
| VALUATION            | *****            | *****            | *****            | *****            | *****            | *****            |
| SALE DATE            |                  | 03/11/2024       | 11/23/2022       | 10/25/2022       | 08/23/2022       | 05/24/2023       |
| Time Adj Sale Price  |                  | 497,800          | 514,300          | 508,800          | 507,400          | 523,200          |
| Adjusted Sale Price  |                  | 507,344          | 492,831          | 490,573          | 499,451          | 508,257          |
| ADJ MKT \$           | 506,472          |                  |                  |                  |                  |                  |