

PIN # 032513578 OWNER: VAULTANNISTER HOLDINGS TRUST

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 5865 S JEBEL 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>
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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
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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 --->

LITTLETON OFFICE

5334 S. Prince Street
Littleton, CO 80120-1136

Ph: 303-795-4600

Fax: 303-797-1295

TDD: Relay-711

VAULTANNISTER HOLDINGS TRUST
5865 S JEBEL WAY
CENTENNIAL CO 80015-3663

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	032513578	2073-14-3-10-034	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
5865 S JEBEL WAY		LOT 7 BLK 2 PARK VIEW COMMONS SUB 1ST FLG EX 1/2 M/R SubdivisionCd 048547 SubdivisionName PARK VIEW COMMONS SUB 1ST FLG Block 002 Lot 007		
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	\$519,000		\$574,600	-\$55,600

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	032513578	032566396001	032566418001	032568330001	032569247001	032565811001
STREET #	5865 S	5705 S	5683 S	5474 S	20398 E	5783 S
STREET	JEBEL	JERICO	JERICO	IRELAND	POWERS	JEBEL
STREET TYPE	WAY	WAY	WAY	ST	LN	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		527900	517700	484700	533500	549500
Original Sale Price	0	512500	507500	500000	545000	549999
Concessions and PP	0	0	0	-20050	-22000	-16500
Parcel Number	2073-14-3-10-034	2073-14-3-14-043	2073-14-3-14-045	2073-14-2-02-001	2073-14-3-18-017	2073-14-3-13-017
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	1985	1985	1992	1987	1991	1986
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1628	1668	1598	1518	1620	1735
Basement/Garden lvl	615	620	535	713	420	680
Finish Bsmt/Grdn lvl	539	0	508	678	357	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	400	400	400	430	600	440
Detached Garage	0	0	0	0	0	0
Open Porch	40	40	242	94	20	0
Deck/Terrace	48	220	0	152	432	54
Total Bath Count	4	3	4	4	3	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	528616	504247	550277	543475	552712	520216
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/01/2023	04/06/2023	09/26/2022	09/25/2023	02/14/2024
Time Adj Sale Price		527,900	517,700	484,700	533,500	549,500
Adjusted Sale Price		552,269	496,039	469,841	509,404	557,900
ADJ MKT \$	519,011					