

PIN # 032456337 OWNER: VETANZE DEBORAH S

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 16418 E CRESTLINE 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 _____

Signature	Date	Owner Email Address
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OWNER AUTHORIZATION OF AGENT: _____

Print Agent Name	Agent Signature	Date	Agent Telephone
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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



REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

T H I S I S N O T A T A X B I L L



Scan to see map --->

VETANZE, DEBORAH S
16418 E CRESTLINE PLACE
CENTENNIAL CO 80015-4049

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	0819	032456337	2073-17-1-04-009	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
16418 E CRESTLINE PL		LOT 60 BLK 1 PINEY CREEK 4TH FLG SubdivisionCd 049762 SubdivisionName PINEY CREEK 4TH FLG Block 001 Lot 060			
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	\$988,000		\$1,055,400		-\$67,400

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	032456337	032457643001	032458844001	032455594001	032458470001	032458763001
STREET #	16418 E	16385 E	16415 E	16305 E	16481 E	16433 E
STREET	CRESTLINE	DORADO	POWERS	CRESTLINE	BERRY	POWERS
STREET TYPE	PL	AVE	PL	PL	PL	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		896600	917800	1004600	910000	950600
Original Sale Price	0	875000	890000	995000	875000	935400
Concessions and PP	0	-4550	-7500	-300	0	-12500
Parcel Number	2073-17-1-04-009	2073-17-4-09-023	2073-17-4-10-037	2073-17-1-03-004	2073-17-4-10-016	2073-17-4-10-029
Neighborhood	53	53	53	53	53	53
Neighborhood Group	220750	220750	220750	220750	220750	220750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	250000	250000	250000	250000	250000	250000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1991	1993	1987	1992	1990	1992
Remodel Year	0	0	0	0	0	0
Valuation Grade	A	A	A	A	A	A
Living Area	3664	3742	3784	3816	3170	3113
Basement/Garden lvl	1749	2048	1838	1338	1682	1422
Finish Bsmt/Grdn lvl	1661	1583	0	0	1230	1309
Walkout Basement	1	0	0	0	0	0
Attached Garage	735	774	764	836	861	660
Detached Garage	0	0	0	0	0	0
Open Porch	186	376	350	200	35	36
Deck/Terrace	504	108	164	160	380	370
Total Bath Count	5	5	4	4	5	5
Fireplaces	2	2	3	1	1	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1008089	1016627	944310	934784	884885	893717
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/06/2023	11/20/2023	08/29/2023	11/27/2023	10/21/2022
Time Adj Sale Price		896,600	917,800	1,004,600	910,000	950,600
Adjusted Sale Price		888,062	981,579	1,077,905	1,033,204	1,064,972
ADJ MKT \$	988,032					