

PIN # 032356804 OWNER: MRAZ KYLE A

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 5754 S KITTREDGE ST

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:

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

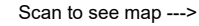
OWNER AUTHORIZATION OF AGENT:

Print Owner Name _____ Owner Signature _____

Print Agent Name	Agent Signature	Date	Agent Telephone
------------------	-----------------	------	-----------------

Agent Address	Agent Email Address
---------------	---------------------

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



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

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	0819	032356804	2073-17-3-03-014	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
5754 S KITTREDGE ST		LOT 14 BLK 1 PINEY CREEK 1ST FLG SubdivisionCd 050090 SubdivisionName PINEY CREEK 1ST FLG Block 001 Lot 014		
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	\$869,700		\$838,800	+\$30,900

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	032356804	032357908001	032356294001	032356511001	032356111001	032357029001
STREET #	5754 S	5757 S	5680 S	5725 S	5642 S	5616 S
STREET	KITTREDGE	LAREDO	KALISPELL	KITTREDGE	KITTREDGE	LEWISTON
STREET TYPE	ST	CT	ST	CT	LN	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		806000	890500	743100	867000	841300
Original Sale Price	0	800000	873000	725000	870000	830000
Concessions and PP	0	-25000	0	-3500	-3000	-5213
Parcel Number	2073-17-3-03-014	2073-17-4-02-039	2073-17-3-02-015	2073-17-3-02-037	2073-17-3-01-008	2073-17-4-02-008
Neighborhood	46	46	46	46	46	46
Neighborhood Group	220750	220750	220750	220750	220750	220750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	270000	270000	270000	270000	270000	270000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1983	1983	1983	1984	1983	1984
Remodel Year	0	0	0	0	2009	2018
Valuation Grade	B	B	B	B	B	B
Living Area	3671	3456	3302	2922	3500	3734
Basement/Garden lvl	1703	1608	1506	1414	1636	1518
Finish Bsmt/Grdn lvl	1425	0	1300	1272	1075	1407
Walkout Basement	0	0	1	0	0	0
Attached Garage	682	682	870	824	816	759
Detached Garage	0	0	0	0	0	0
Open Porch	333	28	321	196	292	256
Deck/Terrace	280	360	606	460	0	400
Total Bath Count	5	3	4	4	5	5
Fireplaces	2	1	1	1	2	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	826503	702488	804179	754643	953970	929179
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		02/13/2023	09/29/2023	10/17/2022	06/14/2024	07/19/2023
Time Adj Sale Price		806,000	890,500	743,100	867,000	841,300
Adjusted Sale Price		930,015	912,824	814,960	739,533	738,624
ADJ MKT \$	869,745					