

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

(You may also file on-line at www.arapahoeco.gov/assessor)

PIN # 032457627

OWNER: GIROUX GINA RENAE

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 5679 S MOBILE ST

APPAISAL PERIOD: Your property has been valued as it existed on January 1 of the current year, based on sales and other information gathered from the 24-month period beginning July 1, 2022 and ending June 30, 2024 (the base period). The current year value represents the market value of your property, that is, an estimate of what it would have sold for on the open market on June 30, 2024. If data is insufficient during the base period, assessors may use data going back in six-month increments from the five-year period ending June 30, 2024. Sales have been adjusted for inflation and deflation when there has been an identifiable trend during the base period, per Colorado Statute. You may file an appeal with the Assessor if you disagree with the current year value or the property classification determined for your property.

What is your estimate of the value of your property as of June 30, 2024

\$

Reason for filing an appeal:

ALL PROPERTY TYPES (Market Approach)

The market approach utilizes sales of similar properties from July 1, 2022 through June 30, 2024 (the base period) to develop an estimate of value. Colorado Law requires the Assessor to exclusively use the market approach to value residential property. All sales must be adjusted for inflation or deflation to the end of the data-gathering period, June 30, 2024. If you believe that your property has been incorrectly valued, and are aware of sales of similar properties that occurred in your immediate neighborhood during the base period, please list them below.

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>

COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments)

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

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



ARAPAHOE COUNTY

REAL PROPERTY

NOTICE OF VALUATION

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

PK Kaiser, MBA, MS, Assessor

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

AURORA OFFICE

15400 E. 14th Pl Suite 500

Aurora, CO 80011

Ph: 303-795-4600

Fax: 303-636-1380

TDD: Relay-711

GINA RENAE GIROUX

5679 S MOBILE ST

CENTENNIAL CO 80015-4056

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE	
2025	0819	032457627	2073-17-4-09-022	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
5679 S MOBILE ST		LOT 19 BLK 2 PINEY CREEK 4TH FLG SubdivisionCd 049762 SubdivisionName PINEY CREEK 4TH FLG Block 002 Lot 019			
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		\$882,800		\$902,900	-\$20,100

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

MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

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.

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.

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).

PARCEL ID STREET # STREET STREET TYPE APT # DWELLING Time Adj Sale Price Original Sale Price Concessions and PP Parcel Number Neighborhood Neighborhood Group LUC Allocated Land Val Improvement Type Improvement Style Year Built Remodel Year Valuation Grade Living Area Basement/Garden lvl Finish Bsmt/Grdn lvl Walkout Basement Attached Garage Detached Garage Open Porch Deck/Terrace Total Bath Count Fireplaces 2nd Residence Regression Valuation VALUATION SALE DATE Time Adj Sale Price Adjusted Sale Price ADJ MKT \$	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
	032457627	032455594001	032457643001	032458763001	032458844001	032458470001
	5679 S	16305 E	16385 E	16433 E	16415 E	16481 E
	MOBILE	CRESTLINE	DORADO	POWERS	POWERS	BERRY
	ST	PL	AVE	AVE	PL	PL
	*****	*****	*****	*****	*****	*****
	1004600	896600	950600	917800	910000	
	0	995000	875000	935400	890000	875000
	0	-300	-4550	-12500	-7500	0
	2073-17-4-09-022	2073-17-1-03-004	2073-17-4-09-023	2073-17-4-10-029	2073-17-4-10-037	2073-17-4-10-016
53	53	53	53	53	53	
220750	220750	220750	220750	220750	220750	
1220	1220	1220	1220	1220	1220	
250000	250000	250000	250000	250000	250000	
Traditional	Traditional	Traditional	Traditional	Traditional	Traditional	
2 Story	2 Story	2 Story	2 Story	2 Story	2 Story	
1992	1992	1993	1992	1987	1990	
0	0	0	0	0	0	
A	A	A	A	A	A	
3630	3816	3742	3113	3784	3170	
1264	1338	2048	1422	1838	1682	
0	0	1583	1309	0	1230	
0	0	0	0	0	0	
814	836	774	660	764	861	
0	0	0	0	0	0	
40	200	376	36	350	35	
130	160	108	370	164	380	
4	4	5	5	4	5	
1	1	2	2	3	1	
0	0	0	0	0	0	
869952	934784	1016627	893717	944310	884885	
*****	*****	*****	*****	*****	*****	
08/29/2023	12/06/2023	10/21/2022	11/20/2023	11/27/2023		
1,004,600	896,600	950,600	917,800	910,000		
939,768	749,925	926,835	843,442	895,067		
882,765						