

PIN # 032458321 OWNER: WASHINGTON DONALD L

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 16410 E BERRY AVE

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
------------------	-----------------	------	-----------------

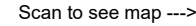
Agent Address	Agent Email Address
---------------	---------------------

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



LITTLETON OFFICE

Ph: 303-795-4600

Fax: 303-797-1295

TDD: Relay-711

AURORA OFFICE

Ph: 303-795-4600

Fax: 303-636-1380

TDD: Relay-711

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	0819	032458321	2073-17-4-10-010	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
16410 E BERRY AVE		LOT 47 BLK 1 PINEY CREEK 4TH FLG SubdivisionCd 049762 SubdivisionName PINEY CREEK 4TH FLG Block 001 Lot 047		
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	\$921,200		\$1,024,800	-\$103,600

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					
	*****	*****	*****	*****	*****	*****
PARCEL ID	032458321	032455594001	032458844001	032457643001	032458763001	032458470001
STREET #	16410 E	16305 E	16415 E	16385 E	16433 E	16481 E
STREET	BERRY	CRESTLINE	POWERS	DORADO	POWERS	BERRY
STREET TYPE	AVE	PL	PL	AVE	AVE	PL
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1004600	917800	896600	950600	910000
Original Sale Price	0	995000	890000	875000	935400	875000
Concessions and PP	0	-300	-7500	-4550	-12500	0
Parcel Number	2073-17-4-10-010	2073-17-1-03-004	2073-17-4-10-037	2073-17-4-09-023	2073-17-4-10-029	2073-17-4-10-016
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	1990	1992	1987	1993	1992	1990
Remodel Year	0	0	0	0	0	0
Valuation Grade	A	A	A	A	A	A
Living Area	4026	3816	3784	3742	3113	3170
Basement/Garden lvl	1326	1338	1838	2048	1422	1682
Finish Bsmt/Grdn lvl	0	0	0	1583	1309	1230
Walkout Basement	0	0	0	0	0	0
Attached Garage	754	836	764	774	660	861
Detached Garage	0	0	0	0	0	0
Open Porch	186	200	350	376	36	35
Deck/Terrace	269	160	164	108	370	380
Total Bath Count	4	4	4	5	5	5
Fireplaces	1	1	3	2	2	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	909506	934784	944310	1016627	893717	884885
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/29/2023	11/20/2023	12/06/2023	10/21/2022	11/27/2023
Time Adj Sale Price		1,004,600	917,800	896,600	950,600	910,000
Adjusted Sale Price		979,322	882,996	789,479	966,389	934,621
ADJ MKT \$	921,194					