

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 032598328

OWNER: BRUNK SUSAN K

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 7215 S CHAPPARAL CIR E

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
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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



ARAPAHOE COUNTY

REAL PROPERTY

NOTICE OF VALUATION

THIS IS NOT A TAX BILL

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

SUSAN K BRUNK

7215 S CHAPPARAL CIR E

CENTENNIAL CO 80016-2131

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE	
2025	0173	032598328	2073-27-4-09-002	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
7215 S CHAPPARAL CIR E		LOT 64B CHAPPARAL 480 AMENDED REPLAT OF LOTS 64 & 65 BLK 2 SubdivisionCd 011232 SubdivisionName CHAPPARAL 480 AMEND REPLAT LOTS 64-65 BLK 2 Block			
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		\$985,600		\$1,055,000	-\$69,400

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

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



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 *****
	032598328	031730147001	031696976001	034034170001	031671728001	033779533001
	7215 S	6291 S	4845 S	7036 S	3919 S	6068 S
	CHAPPARAL	OLATHE	JOPLIN	SHAWNEE	EAGLE	EVANSTON
	CIR E	ST	ST	ST	ST	WAY
	*****	*****	*****	*****	*****	*****
	1476800	727000	789900	800000	882300	
	0	1450000	727000	810000	865000	
	0	-30000	0	-4000	0	
	2073-27-4-09-002	2073-20-1-03-021	2073-08-3-03-021	2073-25-2-16-005	2073-06-4-03-010	2073-19-1-13-026
409	1440	1946	1907	1550	448	
220750	220750	220750	220750	220750	220750	
1420	1420	1220	1220	1220	1220	
314200	328600	260000	337500	300000	260000	
Traditional	Traditional	Traditional	Traditional	Traditional	Traditional	
1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	
1986	1995	1975	2001	1984	1998	
0	0	0	0	0	0	
B	B	B	B	B	B	
2387	2452	2213	2400	2659	2332	
1822	2230	1596	2290	2393	2300	
998	1785	852	1800	1914	2193	
1	1	0	1	0	0	
651	996	616	734	675	668	
0	0	0	0	0	0	
269	442	55	35	105	56	
470	225	631	814	292	1020	
4	6	4	4	5	4	
2	1	2	1	1	2	
0	0	0	0	0	0	
1016309	1470842	692609	928681	835971	903212	
*****	*****	*****	*****	*****	*****	
11/28/2022	05/01/2024	07/15/2022	03/21/2024	07/18/2023		
1,476,800	727,000	789,900	800,000	882,300		
1,022,267	1,050,700	877,528	980,338	995,397		
985,573						