

PIN # 031760640 OWNER: PAMELA OVIATT SHEPARD TRUST

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 9194 E STANFORD AVE

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)

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

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



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 --->

LITTLETON OFFICE

5334 S. Prince Street
Littleton, CO 80120-1136

Ph: 303-795-4600
Fax: 303-797-1295
TDD: Relay-711

PAMELA OVIATT SHEPARD TRUST
9194 E STANFORD AVE
GREENWOOD VILLAGE CO 80111-1219

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	0716	031760640	2075-10-2-08-026	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
9194 E STANFORD AVE		LOT 14 & 1/2 OUTLOT 6 ADJ ON S BLK 2 CHERRY CREEK VILLAGE SubdivisionCd 012200 SubdivisionName CHERRY CREEK VILLAGE Block 002 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	\$1,058,000		\$1,142,900		-\$84,900

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	031760640	031760101001	031762715001	031762723001	031760861001	031760844001
STREET #	9194 E	4316 S	9560 E	9570 E	4421 S	4417 S
STREET	STANFORD	AKRON	GRAND	GRAND	YOSEMITE	AKRON
STREET TYPE	AVE	ST	AVE	AVE	CT	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1011000	868600	779600	1215500	1542900
Original Sale Price	0	1001000	860000	742500	1143800	1498000
Concessions and PP	0	0	0	0	-7800	0
Parcel Number	2075-10-2-08-026	2075-10-2-04-003	2075-10-3-07-019	2075-10-3-07-020	2075-10-2-10-002	2075-10-2-09-007
Neighborhood	451	451	451	451	451	451
Neighborhood Group	221750	221750	221750	221750	221750	221750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	320000	320000	288000	288000	256000	320000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	1991	1966	1968	1969	1963	1962
Remodel Year	0	2005	0	0	2014	2020
Valuation Grade	B	B	B	B	B	B
Living Area	2350	2240	2056	1980	2577	2624
Basement/Garden lvl	1180	1136	1430	891	872	1306
Finish Bsmt/Grdn lvl	999	971	1151	0	836	1181
Walkout Basement	0	0	0	0	0	0
Attached Garage	600	529	508	715	0	657
Detached Garage	0	0	0	0	1095	0
Open Porch	20	77	404	132	392	282
Deck/Terrace	667	299	0	60	325	644
Total Bath Count	4	4	3	2	3	4
Fireplaces	2	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1097364	1118263	941525	849038	1162114	1476387
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/18/2023	03/06/2024	11/28/2022	12/07/2023	04/21/2023
Time Adj Sale Price		1,011,000	868,600	779,600	1,215,500	1,542,900
Adjusted Sale Price		990,101	1,024,439	1,027,926	1,150,750	1,163,877
ADJ MKT \$	1,058,003					