

PIN # 031762600 OWNER: NELSON KATHERINE E

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 9350 E GRAND 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>
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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

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



REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

THIS IS NOT A TAX BILL



Scan to see map --->

KATHERINE E NELSON
9350 E GRAND AVE
GREENWOOD VILLAGE CO 80111-1338

LITTLETON OFFICE
5334 S. Prince Street
Littleton, CO 80120-1

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

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	0700	031762600	2075-10-3-07-008	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
9350 E GRAND AVE		LOT 8 BLK 3 CHERRY CREEK VILLAGE 3RD FLG SubdivisionCd 012350 SubdivisionName CHERRY CREEK VILLAGE 3RD FLG Block 003 Lot 008		
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	\$898,700		\$936,800	-\$38,100

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

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	031762600	031763517001	031763100001	031759633001	031762464001	031762332001
STREET #	9350 E	9760 E	4970 S	4524 S	9581 E	4981 S
STREET	GRAND	CHENANGO	ELMIRA	ALTON	GRAND	CLINTON
STREET TYPE	AVE	AVE	ST	ST	AVE	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1060000	1134000	929800	1102400	878700
Original Sale Price	0	1060000	1050000	870000	1060000	870000
Concessions and PP	0	0	0	-1000	0	0
Parcel Number	2075-10-3-07-008	2075-10-4-04-010	2075-10-4-02-001	2075-10-2-01-017	2075-10-3-06-010	2075-10-3-05-014
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	499200	416000	384000	320000	320000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1967	1970	1971	1964	1968	1969
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3038	2927	2928	2644	2482	2576
Basement/Garden lvl	759	1064	1188	696	780	1023
Finish Bsmt/Grdn lvl	0	855	475	507	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	520	441	552	521	462	484
Detached Garage	0	0	0	0	0	0
Open Porch	320	270	264	262	0	198
Deck/Terrace	0	386	568	0	336	0
Total Bath Count	3	5	4	3	3	3
Fireplaces	1	1	1	1	2	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	865558	1138463	1090751	907749	902362	867070
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		04/01/2024	12/28/2022	01/20/2023	07/07/2023	08/18/2023
Time Adj Sale Price		1,060,000	1,134,000	929,800	1,102,400	878,700
Adjusted Sale Price		787,095	908,807	887,609	1,065,596	877,188
ADJ MKT \$	898,696					