

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 032560304

OWNER: TRAN HAI

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 3374 E EUCLID PL

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.

PIN #

Property Address

Date Sold

Sale Price

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



ARAPAHOE COUNTY

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

AURORA OFFICE
15400 E. 14th Pl Suite 500
Aurora, CO 80011
Ph: 303-795-4600
Fax: 303-636-1380
TDD: Relay-711

HAI TRAN
3374 E EUCLID PL
CENTENNIAL CO 80121-3653

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1129	032560304	2077-24-4-17-004	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
3374 E EUCLID PL		LOT 6 BLK 2 ARAPAHOE ESTATES SUB 4TH FLG SubdivisionCd 001813 SubdivisionName ARAPAHOE ESTATES SUB 4TH FLG Block 002 Lot 006		
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		\$462,500	\$535,400	-\$72,900

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

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

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

	 ARAPAHOE COUNTY
PARCEL ID	032560304
STREET #	3374 E
STREET	EUCLID
STREET TYPE	PL
APT #	
DWELLING	
Time Adj Sale Price	
Original Sale Price	0
Concessions and PP	0
Parcel Number	2077-24-4-17-004
Neighborhood	67
Neighborhood Group	410300
LUC	1240
Allocated Land Val	100800
Improvement Type	Townhomes
Improvement Style	2 Story
Year Built	1985
Remodel Year	0
Valuation Grade	C
Living Area	1334
Basement/Garden lvl	960
Finish Bsmt/Grdn lvl	936
Walkout Basement	0
Attached Garage	0
Detached Garage	420
Open Porch	0
Deck/Terrace	294
Total Bath Count	3
Fireplaces	1
2nd Residence	0
Regression Valuation	456952
VALUATION	
SALE DATE	
Time Adj Sale Price	
Adjusted Sale Price	
ADJ MKT \$	462,543

SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
*****	*****	*****	*****	*****	*****
032560304	031796873001	032244313001	031796750001	032600381001	032367377001
3374 E	4286 E	3012 E	4262 E	7650 S	2537 E
EUCLID	MAPLEWOOD	LONG	MAPLEWOOD	MONACO	NICHOLS
PL	WAY	CIR S	WAY	CIR W	CIR
*****	*****	*****	*****	*****	*****
Time Adj Sale Price	412000	475000	398400	429000	408700
Original Sale Price	400000	475000	412000	432500	405000
Concessions and PP	0	0	-17540	-3500	-300
Parcel Number	2077-24-4-17-004	2075-19-2-14-038	2077-36-2-28-002	2075-19-2-14-026	2075-32-1-26-062
Neighborhood	67	1840	1163	1840	2096
Neighborhood Group	410300	410300	410300	410300	410300
LUC	1240	1240	1240	1240	1240
Allocated Land Val	100800	110000	130000	121000	130000
Improvement Type	Townhomes	Townhomes	Townhomes	Townhomes	Townhomes
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1985	1974	1982	1974	1982
Remodel Year	0	0	0	0	0
Valuation Grade	C	C	C	C	C
Living Area	1334	1314	1417	1314	1384
Basement/Garden lvl	960	640	620	640	0
Finish Bsmt/Grdn lvl	936	384	0	512	0
Walkout Basement	0	0	0	0	0
Attached Garage	0	0	504	0	286
Detached Garage	420	0	0	0	0
Open Porch	0	0	117	0	24
Deck/Terrace	294	140	113	140	0
Total Bath Count	3	2	3	2	2
Fireplaces	1	1	1	1	1
2nd Residence	0	0	0	0	0
Regression Valuation	456952	392675	462659	386617	432789
VALUATION	*****	*****	*****	*****	*****
SALE DATE		10/31/2022	06/18/2024	04/19/2024	08/30/2023
Time Adj Sale Price		412,000	475,000	398,400	429,000
Adjusted Sale Price		476,277	469,293	468,735	453,163
ADJ MKT \$	462,543				