

PIN # 031053111      OWNER: KELLER APRIL J

Property Classification: 1212 - 1212 Single Family Residential      PROPERTY ADDRESS: 1248 XAPARY ST

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:

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

**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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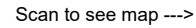
Agent Address	Agent Email Address
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**RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS**



PK Kaiser, MBA, MS, Assessor

THIS IS NOT A TAX BILL



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

Ph: 303-795-4600  
Fax: 303-636-1380  
TDD: Relay-711

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1185	031053111	1973-01-1-17-005	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
1248 XAPARY ST		LOT 5 BLK 18 HOFFMAN TOWN 2ND FLG SubdivisionCd 033850 SubdivisionName HOFFMAN TOWN 2ND FLG Block 018 Lot 005		
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	\$382,300	\$396,400	-\$14,100	

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](http://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	031053111	031052424001	031053854001	031067626001	031067499001	031051550001
STREET #	1248	1124	1157	955	900	1296
STREET	XAPARY	WHEELING	YOST	VICTOR	VAUGHN	VAUGHN
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		385900	436500	328300	420900	383300
Original Sale Price	0	390000	455000	335000	435000	365000
Concessions and PP	0	-250	-5000	0	-1100	0
Parcel Number	1973-01-1-17-005	1973-01-1-14-014	1973-01-1-22-010	1973-01-4-14-034	1973-01-4-14-021	1973-01-1-12-001
Neighborhood	218	218	218	218	218	218
Neighborhood Group	204300	204300	204300	204300	204300	204300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	170000	170000	170000	170000	170000	170000
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	1952	1952	1953	1953	1953	1952
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1098	1098	1098	1098	1072	1062
Basement/Garden lvl	0	0	0	0	0	0
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	0	480	400	0	550	300
Open Porch	0	230	257	0	230	390
Deck/Terrace	54	0	0	207	381	0
Total Bath Count	2	2	2	2	2	2
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	371348	386152	387241	386361	397680	381250
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		06/09/2023	07/25/2022	04/02/2024	07/27/2022	01/27/2023
Time Adj Sale Price		385,900	436,500	328,300	420,900	383,300
Adjusted Sale Price		371,096	420,607	313,287	394,568	373,398
ADJ MKT \$	382,347					