

PIN # 031067871      OWNER: CALDERON HURTADO EVELIA DELCARMEN

**APPRAISAL 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.

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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:

If mailed - postmarked no later than June 9 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136



PK Kaiser, MBA, MS, Assessor

THIS IS NOT A TAX BILL



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

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1185	031067871	1973-01-4-15-018	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
906 VICTOR ST		LOT 18 BLK 41 HOFFMAN TOWN 4TH FLG SubdivisionCd 034000 SubdivisionName HOFFMAN TOWN 4TH FLG Block 041 Lot 018		
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	\$456,300		\$458,900	-\$2,600

**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	031067871	031053901001	031054095001	031066662001	031068614001	031052173001
STREET #	906	13690	1080	819	994	1151
STREET	VICTOR	HOFFMAN	UVALDA	UVALDA	TOLEDO	WHEELING
STREET TYPE	ST	BLVD	ST	ST	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		467500	415100	410300	468000	420000
Original Sale Price	0	450000	426000	395000	455000	425000
Concessions and PP	0	-500	-15000	-500	-5000	-5000
Parcel Number	1973-01-4-15-018	1973-01-1-22-015	1973-01-1-25-002	1973-01-4-12-023	1973-01-4-18-003	1973-01-1-13-025
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	1953	1953	1953	1953	1953	1952
Remodel Year	2019	2019	2019	2022	2022	2018
Valuation Grade	C	C	C	C	C	C
Living Area	1074	1074	1074	1072	1072	1098
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	528	0	0	0	0
Open Porch	0	140	334	161	0	303
Deck/Terrace	806	288	0	396	230	0
Total Bath Count	3	2	2	2	2	2
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	445560	448254	428614	438941	444994	437248
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/17/2022	02/23/2024	10/12/2022	10/28/2022	03/28/2024
Time Adj Sale Price		467,500	415,100	410,300	468,000	420,000
Adjusted Sale Price		464,806	432,046	416,919	468,566	428,312
ADJ MKT \$	456,336					