APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 031067871

OWNER: CALDERON HURTADO EVELIA DELCARMEN

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 906 VICTOR ST

What is your estimate of the value of your property as of June 30, 2024

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.

vinat is your commute o	in the value of your property as of June 30,	2024	Ψ				
Reason for filing an app	peal:						
	ALL PR	OPERTY TYPES (I	Market Approach)				
estimate of value. Color must be adjusted for inf	tilizes sales of similar properties from July rado Law requires the Assessor to exclusivilation or deflation to the end of the data-gaare aware of sales of similar properties that	ely use the mark athering period, J	et approach to value resi une 30, 2024. If you belie	dential property. All sales ve that your property has been			
PIN#	Property Address		<u>Date S</u>	<u>old</u>	Sale Pr		
	COMMERCIAL PROPERTY (does i	not include single-fa	mily homes, condominiums	or apartments)			
from July 2022 through gathering period, please indicating the square fo properties. You may als	ating income is capitalized into an indication June 2024, please see the market approase attach an operating statement indicating totage and rental rate for each tenant occusions submit any appraisals performed in the lonsider in reviewing your property value. Plantage of the property value of the property value of the property value.	ch section above your income and pied space. If kno base period on th	. If your property was lead expense amounts. Also, own, attach a list of rent c e subject property, and a	sed during the data please attach a rent roll omparables for competing ny other information you			
Print Name	rint Name			Daytime Telephone / Email			
attachment constitute tr	undersigned owner/agent of this property, rue and complete statements concerning the decrease, or remain unchanged, dependir	ne described prop	erty. I understand that the	ne current year value of my			
Signature		Date	Owner Email A	Address			
OWNER AUTHORIZATION							
	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

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 --->



LITTLETON OFFICE

5334 S. Prince Street Littleton, CO 80120-1136 Ph: 303-795-4600 Fax: 303-797-1295 TDD: Relay-711

EVELIA DELCARMEN CALDERON HURTADO 906 VICTOR ST AURORA CO 80011-6550

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

	DATE	N	All	PIN NUMBER	PIN	TAX AREA	TAX YEAR	
	04/16/2025	1-15-018	1973-01-4	031067871	03	1185	2025	
	LEGAL DESCRIPTION				PROPERTY ADDRESS			
LOT 18 BLK 41 HOFFMAN TOWN 4TH FLG SubdivisionCd 034000 SubdivisionName HOFFMAN TOWN 4TH FLG Block 041 Lot 018					906 VICTOR ST			
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF DECEMBER 31, 2024		CURRENT YEAR ACTUAL VALUE S OF JUNE 30, 2024		PROPERTY CLASSIFICATION			
						Residential		
-\$2,600	\$458,900			\$456,300	TOTAL			

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

The comparable sales listed below were used to value your property as of the appraisal date of June 30, 2024



	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	С	С	С	С	С	С
Living Area	1074	1074	1074	1072	1072	1098
Basement/Garden Ivl	0	0	0	0	0	0
Finish Bsmt/Grdn Ivl	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					

Arapahoe County ASSESSOR OFFICE

APPEAL PROCEDURES

<u>APPEAL BY MAIL OR FAX</u>: 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.

<u>APPEAL OPTIONS</u>: 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 <u>Schedule Appeal Appointment</u> 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

<u>APPEALING THE ASSESSOR'S DECISION</u>: 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