APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2026

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

PIN # 032410019 OWNER: FADUL AHMED T

Property Classification: 1230 - 1230 Residential Condominiums PROPERTY ADDRESS: 7474 E ARKANSAS AVE Bldg 22-01

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

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 8 - 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

ARAPAHOE COUNTY

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

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

AHMED T FADUL
7474 E ARKANSAS AVE UNIT 2201
DENVER CO 80231-2543

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2026	1908	032410019	1973-21-2-11-119	04/10/2026

PROPERTY ADDRESS	LEGAL DESCRIPTION
7474 E ARKANSAS AVE Bldg 22-01	UNIT 1 BLDG 22 AS PER CONDO DECLARATION RECORDED IN B 3912 P 441 WINDSONG CONDOS SubdivisionCd 067545 SubdivisionName WINDSONG CONDOS

PROPERTY CLASSIFICATION	CURRENT ACTUAL VALUE	PRIOR ACTUAL VALUE	DIFFERENCE
Residential			
TOTAL	$432,600	$349,800	+$82,800

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.

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 8, 2026. 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 8, 2026

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

ARAPAHOE COUNTY

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	**********	**********	**********	**********	**********	**********
PARCEL ID	032410019	032405325001	032557931001	033152107001	032410035001	033151640001
STREET #	7474 E	7474 E	7474 E	7476 E	7474 E	7476 E
STREET	ARKANSAS	ARKANSAS	ARKANSAS	ARKANSAS	ARKANSAS	ARKANSAS
STREET TYPE	AVE	AVE	AVE	AVE	AVE	AVE
APT #	22-01	13-01	08-04	39-04	22-02	35-03
DWELLING	**********	**********	**********	**********	**********	**********
Time Adj Sales Price		436100	410000	400000	396200	426000
Original Sale Price	0	445000	415000	400000	410000	434700
Concessions and PP	0	0	-5000	0	-1500	0
Parcel Number	1973-21-2-11-119	1973-21-2-11-001	1973-21-2-12-066	1973-21-2-17-092	1973-21-2-11-120	1973-21-2-17-047
Neighborhood	2766	2766	2766	2766	2766	2766
Neighborhood Group	303325	303325	303325	303325	303325	303325
LUC	1250	1250	1250	1250	1250	1250
Allocated Land Val	66500	63000	70000	70000	66500	70000
Improvement Type	Condo, Res: Attache	Condo, Res: Attache	Condo, Res: Attache	Condo, Res: Attache	Condo, Res: Attache	Condo, Res: Attache
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1985	1985	1985	1985	1985	1985
Remodel Year	2024	2020	2019	2021	2022	2016
Valuation Grade	C	C	C	C	C	C
Living Area	1466	1466	1395	1544	1376	1544
Basement/Garden lvl	656	656	711	736	656	736
Finish Bsmt/Grdn lvl	590	621	676	0	578	660
Walkout Basement	0	0	0	0	0	0
Attached Garage	400	200	220	220	200	220
Detached Garage	0	0	0	0	0	0
Open Porch	60	60	0	0	60	0
Deck/Terrace	0	0	128	96	0	96
Total Bath Count	4	4	4	3	3	4
Fireplaces	1	1	1	1	1	1
Regression Valuation	442283	438054	442951	397337	403804	455973
VALUATION	**********	**********	**********	**********	**********	**********
SALE DATE		08/02/2023	05/10/2024	03/31/2023	07/08/2022	08/03/2023
Time Adj Sale Price		**436,100**	**410,000**	**400,000**	**396,200**	**426,000**
Adjusted Sale Price		**440,329**	**409,332**	**444,946**	**434,679**	**412,310**
ADJ MKT $	**432,619**					

Arapahoe County
ASSESSOR OFFICE

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 8. 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 8.

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, 2026 - May 22, 2026 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 6/30/2026 12:00:00AM

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 July 15, 2026.

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 8, 2026