

PIN # 031192595 OWNER: TWAY KAI MAR

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 1873 S CHESTER CIR

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 _____

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



REAL PROPERTY

PK Kaiser, MBA, MS, Assessor

THIS IS NOT A TAX BILL



Scan to see map --->

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

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1908	031192595	1973-22-3-04-028	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
1873 S CHESTER CIR		LOT 3 GREEN HAVEN RESUB SubdivisionCd 026250 SubdivisionName GREEN HAVEN RESUB Block 000 Lot 003		
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	\$437,300	\$589,900	-\$152,600	

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**

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	031192595	031192595001	031192382001	031186340001	031192587001	033618351001
STREET #	1873 S	1873 S	1862 S	1165 S	1863 S	10095 E
STREET	CHESTER	CHESTER	PARKER	ROSEMARY	CHESTER	JEWELL
STREET TYPE	CIR	CIR	RD	WAY	CIR	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		432000	600000	1030000	532000	555000
Original Sale Price	421700	421700	600000	1000000	544000	552500
Concessions and PP	-6311	-6311	0	0	-12000	-3000
Parcel Number	1973-22-3-04-028	1973-22-3-04-028	1973-22-3-04-002	1973-21-2-01-008	1973-22-3-04-027	1973-22-4-20-002
Neighborhood	244	244	244	244	244	244
Neighborhood Group	203500	203500	203500	203500	203500	203500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	163800	163800	145600	286000	234000	234000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	Bi-Level	2 Story
Year Built	1972	1972	1954	1966	1972	1963
Remodel Year	2015	2015	2007	2011	2024	2015
Valuation Grade	C	C	C	B	C	C
Living Area	1202	1202	1192	1778	970	1792
Basement/Garden lvl	0	0	984	1092	912	0
Finish Bsmt/Grdn lvl	0	0	900	980	866	0
Walkout Basement	0	0	1	0	0	0
Attached Garage	300	300	714	504	336	576
Detached Garage	0	0	0	1440	0	0
Open Porch	80	80	290	837	80	70
Deck/Terrace	226	226	53	0	482	374
Total Bath Count	2	2	2	4	2	3
Fireplaces	0	0	1	3	0	1
2nd Residence	0	0	190	0	0	0
Regression Valuation	440431	440431	555846	923713	583580	581508
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		01/24/2024	05/09/2024	12/14/2023	05/03/2024	09/13/2022
Time Adj Sale Price		432,000	600,000	1,030,000	532,000	555,000
Adjusted Sale Price		432,000	484,585	546,718	388,851	413,923
ADJ MKT \$	437,264					