

APPEAL FORM
YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025
(You may also file on-line at www.arapahoeco.gov/assessor)
PIN # 031270880 OWNER: JOHN ROSS REVOCABLE TRUST

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 1920 S NIAGARA ST

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.

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.

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>

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 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



ARAPAHOE COUNTY

REAL PROPERTY
NOTICE OF VALUATION
THIS IS NOT A TAX BILL

Scan to see map ---->



LITTLETON OFFICE
5334 S. Prince Street
Littleton, CO 80120-1136

AURORA OFFICE
15400 E. 14th Pl Suite 500
Aurora, CO 80011

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

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

JOHN ROSS REVOCABLE TRUST
8 MEADOWS LN
GREENWOOD VILLAGE CO 80121-1236

PK Kaiser, MBA, MS, Assessor

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE	
2025	1919	031270880	1973-29-1-02-015	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
1920 S NIAGARA ST		LOT 2 BLK 1 & E 10 FT VAC S NIAGARA ST ADJ PANORAMA PARK SubdivisionCd 048200 SubdivisionName PANORAMA PARK Block 001 Lot 002			
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		\$728,000		\$914,000	-\$186,000

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	031270880	031192382001	031186340001	031192595001	031192587001	033618351001
STREET #	1920 S	1862 S	1165 S	1873 S	1863 S	10095 E
STREET	NIAGARA	PARKER	ROSEMARY	CHESTER	CHESTER	JEWELL
STREET TYPE	ST	RD	WAY	CIR	CIR	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		600000	1030000	432000	532000	555000
Original Sale Price	0	600000	1000000	421700	544000	552500
Concessions and PP	0	0	0	-6311	-12000	-3000
Parcel Number	1973-29-1-02-015	1973-22-3-04-002	1973-21-2-01-008	1973-22-3-04-028	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	260000	145600	286000	163800	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	1961	1954	1966	1972	1972	1963
Remodel Year	2019	2007	2011	2015	2024	2015
Valuation Grade	B	C	B	C	C	C
Living Area	1284	1192	1778	1202	970	1792
Basement/Garden lvl	1274	984	1092	0	912	0
Finish Bsmt/Grdn lvl	1017	900	980	0	866	0
Walkout Basement	0	1	0	0	0	0
Attached Garage	480	714	504	300	336	576
Detached Garage	0	0	1440	0	0	0
Open Porch	371	290	837	80	80	70
Deck/Terrace	0	53	0	226	482	374
Total Bath Count	3	2	4	2	2	3
Fireplaces	0	1	3	0	0	1
2nd Residence	0	190	0	0	0	0
Regression Valuation	698614	555846	923713	440431	583580	581508
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		05/09/2024	12/14/2023	01/24/2024	05/03/2024	09/13/2022
Time Adj Sale Price		600,000	1,030,000	432,000	532,000	555,000
Adjusted Sale Price		742,768	804,901	690,183	647,034	672,106
ADJ MKT \$	727,996					