

PIN # 031270898 OWNER: LONSETH ANDREA PAULINE

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.

Reason for filing an appeal: _____

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.

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.

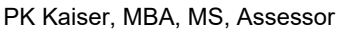
☐ Owner ☐ Agent

OWNER AUTHORIZATION OF AGENT:

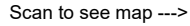
Print Owner Name _____ Owner Signature _____

Agent Address	Agent Email Address
---------------	---------------------

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS



THIS IS NOT A TAX BILL



LITTLETON OFFICE

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

AURORA OFFICE

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

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1919	031270898	1973-29-1-02-016	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
1950 S NIAGARA ST		LOT 3 BLK 1 & E 10 FT VAC S NIAGARA ST ADJ PANORAMA PARK SubdivisionCd 048200 SubdivisionName PANORAMA PARK Block 001 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	\$564,400	\$752,800	-\$188,400	

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

MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

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.

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.

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).

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
PARCEL ID	031270898	033618351001	033941152001	031179505001	033740963001	033740858001
STREET #	1950 S	10095 E	9191 E	940 S	1206 S	1378 S
STREET	NIAGARA	JEWELL	MISSOURI	FULTON	BEELER	BEELER
STREET TYPE	ST	AVE	AVE	ST	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		555000	566200	646800	555200	555500
Original Sale Price	0	552500	565000	628000	539000	550000
Concessions and PP	0	-3000	1200	0	0	0
Parcel Number	1973-29-1-02-016	1973-22-4-20-002	1973-22-2-22-014	1973-15-4-03-021	1973-22-2-11-182	1973-22-2-11-171
Neighborhood	244	244	915	1824	915	915
Neighborhood Group	203500	203500	203500	203500	203500	203500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	260000	234000	170000	230000	170000	170000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	1 Story/Ranch	2 Story	2 Story
Year Built	1952	1963	1999	1958	1997	1997
Remodel Year	0	2015	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	2550	1792	2086	2570	1867	1867
Basement/Garden lvl	0	0	820	640	815	815
Finish Bsmt/Grdn lvl	0	0	780	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	444	576	400	504	400	400
Detached Garage	0	0	0	0	0	0
Open Porch	0	70	105	240	90	90
Deck/Terrace	150	374	291	0	220	56
Total Bath Count	3	3	4	2	3	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	555881	581508	601176	523070	559680	550342
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		09/13/2022	04/03/2024	03/15/2023	10/28/2022	06/08/2023
Time Adj Sale Price		555,000	566,200	646,800	555,200	555,500
Adjusted Sale Price		529,373	520,905	679,611	551,401	561,039
ADJ MKT \$	564,360					