

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 031270928

OWNER: ALISON M HILL LIVING TRUST

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 1996 S NIAGARA ST

APPAISAL 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



ARAPAHOE COUNTY

REAL PROPERTY

NOTICE OF VALUATION

T H I S I S N O T A T A X B I L L

PK Kaiser, MBA, MS, Assessor

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

ALISON M HILL LIVING TRUST

1996 S NIAGARA ST

DENVER CO 80224-2214

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE				
2025	1919	031270928	1973-29-1-02-019	04/16/2025				
PROPERTY ADDRESS			LEGAL DESCRIPTION					
1996 S NIAGARA ST			LOT 2 BLK 3 & E 10 FT VAC S NIAGARA ST ADJ PANORAMA PARK 2ND FLG AMENDED PLAT SubdivisionCd 048250 SubdivisionName PANORAMA PARK 2ND FLG					
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		\$934,500		\$1,203,600		-\$269,100		

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

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

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	031270928	033618351001	031186340001	031192587001	031192382001	033741005001
STREET #	1996 S	10095 E	1165 S	1863 S	1862 S	1255 S
STREET	NIAGARA	JEWELL	ROSEMARY	CHESTER	PARKER	BEELER
STREET TYPE	ST	AVE	WAY	CIR	RD	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		555000	1030000	532000	600000	590200
Original Sale Price	0	552500	1000000	544000	600000	580000
Concessions and PP	0	-3000	0	-12000	0	-7000
Parcel Number	1973-29-1-02-019	1973-22-4-20-002	1973-21-2-01-008	1973-22-3-04-027	1973-22-3-04-002	1973-22-2-11-186
Neighborhood	244	244	244	244	244	915
Neighborhood Group	203500	203500	203500	203500	203500	203500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	260000	234000	286000	234000	145600	170000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	1 Story/Ranch	Bi-Level	1 Story/Ranch	2 Story
Year Built	1960	1963	1966	1972	1954	1997
Remodel Year	2022	2015	2011	2024	2007	2023
Valuation Grade	C	C	B	C	C	C
Living Area	3513	1792	1778	970	1192	1867
Basement/Garden lvl	2170	0	1092	912	984	815
Finish Bsmt/Grdn lvl	1426	0	980	866	900	757
Walkout Basement	0	0	0	0	1	0
Attached Garage	832	576	504	336	714	400
Detached Garage	0	0	1440	0	0	0
Open Porch	0	70	837	80	290	90
Deck/Terrace	520	374	0	482	53	160
Total Bath Count	7	3	4	2	2	4
Fireplaces	3	1	3	0	1	0
2nd Residence	0	0	0	0	190	0
Regression Valuation	928299	581508	923713	583580	555846	604493
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		09/13/2022	12/14/2023	05/03/2024	05/09/2024	03/17/2023
Time Adj Sale Price		555,000	1,030,000	532,000	600,000	590,200
Adjusted Sale Price		901,791	1,034,586	876,719	972,453	914,006
ADJ MKT \$	934,519					