

APPEAL FORM  
 YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023  
 (You may also file on-line at [www.arapahoegov.com/assessor](http://www.arapahoegov.com/assessor))

PIN # 031537932      OWNER: STARLING RYAN C & MCNEILLEY LORI L

Property Classification: 1277 - 1277 Property Not Integral to Ag Operation      PROPERTY ADDRESS: 24400 E ALAMEDA AVE

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, 2020 and ending June 30, 2022 (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, 2022. 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, 2022. 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, 2022      \$ \_\_\_\_\_

Reason for filing an appeal: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ALL PROPERTY TYPES (Market Approach)

The market approach utilizes sales of similar properties from July 1, 2020 through June 30, 2022 (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, 2022. 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 2020 through June 2022, 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**



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

STARLING, RYAN C &  
 MCNEILLEY, LORI L,  
 24400 E ALAMEDA AVE  
 AURORA CO 80018-1512

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

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

[www.arapahoegov.com/assessor](http://www.arapahoegov.com/assessor)

TAX YEAR	TAX AREA	PIN NUMBER	CONTROL #	DATE
2023	1254	031537932	1977-00-0-00-014	4/15/23
PROPERTY ADDRESS		LEGAL DESCRIPTION		
24400 E ALAMEDA AVE		E 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4 EX N 60 FT 18-4-65		
PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020	CHANGE IN VALUE	
Agricultural Residential	\$12,024 \$737,086	\$6,674 \$429,393		
TOTAL	\$749,110	\$436,067	+\$313,043	

**PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM**

**VALUATION INFORMATION:** Your property has been valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. For property tax year 2023, the actual value of the residential real property will be reduced by \$15,000 or the amount that reduces the valuation for assessment to \$1,000. The value of all other property is based on consideration of the market, cost, and income approaches to value. The actual value for commercial improved real property will be reduced by \$30,000 or the amount that reduces the valuation for assessment to \$1,000. The actual value above does not reflect the deduction.

Your property was valued as it existed on January 1 of the current year. Your taxes will be calculated using a percentage of current year actual value. The Residential Assessment Rate is 6.765%, Agricultural is 26.4% and all other Agricultural Business is 27.9%. Commercial Renewable Energy and Commercial Renewable Personal Property is 26.4% and all other commercial property is 27.9%. A change in the residential assessment percentage is not grounds for appeal or abatement of taxes, §39-5-121(1), C.R.S. Real property includes land and improvements. Improvements are defined as all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired, §39-1-102(7), C.R.S.

The tax notice you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

**ESTIMATED TAXES:** The amount shown is merely an estimate based upon the best available information. You have the right to protest the adjustment in valuation, but not the estimate of taxes, § 39-5-121 (1 ), C.R.S.

\$6,151.72

**YOU HAVE THE RIGHT TO APPEAL YOUR PROPERTY VALUE OR ITS CLASSIFICATION.**



**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.arapahoegov.com/assessor](http://www.arapahoegov.com/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. - 5 p.m. Walk-in appointments may be made 05/01/2023 - 05/19/2023 only. County building doors close at 4:00 p.m.

If a property owner does not timely object to their property's valuation by 6/8/2023 12:00:00AM under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the county assessor.

**ASSESSOR'S DETERMINATION:** The Assessor must make a decision on your appeal and mail a Notice of Determination to you by the last regular working day in June.

**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 07/15/2023.

**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**

	<b>SUBJECT</b> *****	<b>SALE 1</b> *****	<b>SALE 2</b> *****	<b>SALE 3</b> *****	<b>SALE 4</b> *****	<b>SALE 5</b> *****
PARCEL ID	031537932	031547032001	033928822001	031543371001	034145974001	034145672001
STREET #	24400 E	44288 E	40595 E	960 S	49200	49435
STREET	ALAMEDA	ILIFF	ARIZONA	SPLIT ROCK	ANTELOPE	ANTELOPE
STREET TYPE	AVE	TRL	AVE	RD	DR W	DR W
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		758616	733166	644780	836740	743836
Original Sale Price	0	650000	690000	515000	775000	535000
Concessions and PP	0	-500	-3000	0	-3100	-4900
Parcel Number	1977-00-0-00-014	1981-00-0-00-186	1979-23-1-06-001	1979-00-0-00-204	1981-14-2-03-008	1981-14-2-01-003
Neighborhood	5006	2947	222	862	146	146
Neighborhood Group	191901	191901	191901	191901	191901	191901
LUC	1420	1420	1420	1420	1420	1420
Allocated Land Val	0	210000	179000	179900	195200	224600
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1970	1982	1984	1973	2003	2002
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	B	B
Living Area	2830	2092	1998	1923	2813	2984
Basement/Garden lvl	1287	1008	1022	0	1503	1534
Finish Bsmt/Grdn lvl	0	364	1022	0	0	0
Walkout Basement	0	1	0	0	0	0
Attached Garage	525	364	575	0	858	912
Detached Garage	0	0	0	1080	0	0
Open Porch	263	280	192	140	227	32
Deck/Terrace	320	288	211	701	722	0
Total Bath Count	3	2	4	2	3	4
Fireplaces	1	0	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	731086	701255	717895	737322	797225	812442
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		09/22/2021	03/18/2022	04/20/2021	02/09/2022	07/17/2020
Time Adj Sale Price		<b>758,616</b>	<b>733,166</b>	<b>644,780</b>	<b>836,740</b>	<b>743,836</b>
Adjusted Sale Price		<b>788,447</b>	<b>746,357</b>	<b>638,544</b>	<b>770,601</b>	<b>662,480</b>
ADJ MKT \$	<b>722,677</b>					