

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

(You may also file on-line at [www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/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

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:

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 ---->



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

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

AURORA OFFICE  
15400 E. 14th PI 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

PK Kaiser, MBA, MS, Assessor

[www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor)

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE				
2025	1254	031537932	1977-00-0-00-014	04/16/2025				
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, 2024		PRIOR YEAR ACTUAL VALUE AS OF DECEMBER 31, 2024		CHANGE IN VALUE		
Agricultural Residential		\$12,230 \$718,661		\$12,024 \$737,086				
TOTAL		\$730,891		\$749,110		-\$18,219		

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](http://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	031537932	031540259001	031314925001	033930371001	031540801001	033925262001
STREET #	24400 E	1062 S	1013	40650 E	140 S	17451 E
STREET	ALAMEDA	COOLIDGE	NEPAL	LOUISIANA	FLAT ROCK	10TH
STREET TYPE	AVE	ST	ST	DR	ST	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		834300	757500	676000	943100	676000
Original Sale Price	0	825000	750000	650000	933750	650000
Concessions and PP	0	-15000	0	0	0	0
Parcel Number	1977-00-0-00-014	1977-00-0-07-007	1975-02-4-01-022	1979-23-1-09-009	1977-07-4-01-007	1975-04-2-17-001
Neighborhood	5006	2290	2290	222	2290	2290
Neighborhood Group	191901	191901	191901	191901	191901	191901
LUC	1420	1420	1420	1420	1420	1420
Allocated Land Val	0	303700	231900	170000	292200	215300
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	1980	1978	1999	1993	1999
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	2830	3158	2382	2779	2314	3024
Basement/Garden lvl	1287	1680	732	1347	1352	0
Finish Bsmt/Grdn lvl	0	842	658	1347	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	525	676	0	580	414	528
Detached Garage	0	0	0	0	0	0
Open Porch	263	168	64	231	30	360
Deck/Terrace	320	484	176	519	1697	0
Total Bath Count	3	3	3	4	3	3
Fireplaces	1	2	1	1	1	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	736132	917648	823185	785443	1005808	749907
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/01/2023	08/01/2023	12/06/2022	05/15/2023	02/03/2023
Time Adj Sale Price		834,300	757,500	676,000	943,100	676,000
Adjusted Sale Price		652,784	670,447	626,689	673,424	662,225
ADJ MKT \$	656,697					