

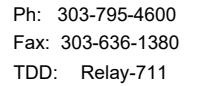
PIN # 034169741 OWNER: GREEN BETTY M

What is your estimate of the value of your property as of June 30, 2024 \$

Print Name _____ Daytime Telephone / Email _____

Signature	Date	Owner Email Address
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RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS



TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1317	034169741	1983-12-1-00-003	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
61050 E 5TH PL		THAT PART OF SEC 12-4-62 DESC AS COMM AT THE NE COR OF SD SEC TH S FOR FULL LEGAL DESCRIPTION CONTACT THE ASSESSORS OFFICE		
PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2024	PRIOR YEAR ACTUAL VALUE AS OF DECEMBER 31, 2024	CHANGE IN VALUE	
Agricultural	\$6,468	\$7,418		
Residential	\$686,990	\$761,790		
TOTAL	\$693,458	\$769,208	-\$75,750	

**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	034169741	034478230001	034478337001	034930507001	034254153001	035204260001
STREET #	61050 E	620	905	54333 E	5530 S	432 N
STREET	5TH	CHEROKEE	PAWNEE	COUNTY ROAD 26	COUNTY ROAD 181	COUNTY ROAD 145
STREET TYPE	PL	ST	ST			
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		638600	674700	856000	767600	909000
Original Sale Price	0	633100	672075	850000	765000	900000
Concessions and PP	0	-13100	-17000	-2500	-5000	0
Parcel Number	1983-12-1-00-003	1983-04-3-17-013	1983-04-3-17-023	1983-00-0-00-415	2063-00-0-00-260	1983-00-0-00-450
Neighborhood	5004	2747	2747	2952	2952	2952
Neighborhood Group	191902	191902	191902	191902	191902	191902
LUC	1420	1420	1420	1420	1420	1420
Allocated Land Val	0	172200	172200	0	200000	175000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	2001	1999	2000	2008	2002	2016
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	1822	1735	1549	2209	2284	1538
Basement/Garden lvl	1807	1715	1538	1811	2212	1526
Finish Bsmt/Grdn lvl	1804	1374	1491	1811	1772	1440
Walkout Basement	1	0	0	1	1	0
Attached Garage	847	638	744	568	529	704
Detached Garage	0	0	675	0	0	0
Open Porch	90	228	430	444	128	102
Deck/Terrace	557	468	0	409	0	240
Total Bath Count	2	3	3	4	3	3
Fireplaces	0	2	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	774863	697344	711622	926475	869658	800981
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/10/2023	02/20/2024	06/12/2023	09/09/2022	09/02/2022
Time Adj Sale Price		638,600	674,700	856,000	767,600	909,000
Adjusted Sale Price		716,119	737,941	704,388	672,805	882,882
ADJ MKT \$	740,739					