

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 034326570

OWNER: FRITZ NANCY

Property Classification: 1277 - 1277 Property Not Integral to Ag Operation

PROPERTY ADDRESS: 7404 S COUNTY ROAD 177

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

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.

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 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

THIS IS NOT A TAX BILL

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

FRITZ, NANCY & ROGER
7404 S COUNTY ROAD 177
BYERS CO 80103-9301

AURORA OFFICE
15400 E. 14th PI Suite 500
Aurora, CO 80011
Ph: 303-795-4600
Fax: 303-636-1380
TDD: Relay-711

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE	
2025	1334	034326570	2063-00-0-00-278	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
7404 S COUNTY ROAD 177		THAT PART OF THE SW 1/4 OF SEC 28-5-61 DESC AS BEG 30 FT E OF SW COR OF 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 Residential		\$18,004 \$348,846	\$20,546 \$373,404		
TOTAL		\$366,850	\$393,950	-\$27,100	

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	034326570	034218386001	033946201001	031550653001	034478264001	034478256001
STREET #	7404 S	5400 S	66101 E	655 N	681	651
STREET	COUNTY ROAD 177	COUNTY ROAD 181	COUNTY ROAD 42	COUNTY ROAD 153	PAWNEE	PAWNEE
STREET TYPE					ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		561400	598900	505000	603200	605500
Original Sale Price	0	550000	593000	506000	580000	600000
Concessions and PP	0	-5000	0	-6000	0	-500
Parcel Number	2063-00-0-00-278	2063-00-0-00-247	2063-00-0-00-217	1983-00-0-03-012	1983-04-3-17-016	1983-04-3-17-015
Neighborhood	5004	2952	2952	1924	2747	2747
Neighborhood Group	191902	191902	191902	191902	191902	191902
LUC	1340	1420	1340	1420	1420	1420
Allocated Land Val	0	199400	177000	160000	169400	169400
Improvement Type	Manufactured Home	Manufactured Home	Manufactured Home	Manufactured Home	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	2002	2001	2006	1996	1999	1999
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1456	1509	1792	1296	1456	1604
Basement/Garden lvl	1456	0	1792	0	1430	1604
Finish Bsmt/Grdn lvl	0	0	0	0	0	1600
Walkout Basement	0	0	1	0	0	0
Attached Garage	0	0	0	0	524	720
Detached Garage	0	1100	480	1236	0	0
Open Porch	0	168	120	0	100	162
Deck/Terrace	0	690	160	0	336	277
Total Bath Count	2	2	2	2	2	2
Fireplaces	0	1	1	0	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	436719	627592	597518	485055	560823	571748
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		02/14/2024	06/02/2023	06/12/2023	01/11/2024	05/05/2023
Time Adj Sale Price		561,400	598,900	505,000	603,200	605,500
Adjusted Sale Price		370,527	438,101	456,664	479,096	470,471
ADJ MKT \$	440,800					