

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 034747940

OWNER: WALTON EDWARD

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

PROPERTY ADDRESS: 67901 E JEFFERSON PL

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, 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.

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

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



ARAPAHOE COUNTY

REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

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

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

EDWARD WALTON & JOAN ELIZABETH WALTON

153 W HIGHWAY B

RAYMONDVILLE MO 65555-8414

AURORA OFFICE

15400 E. 14th Pl 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	1327	034747940	2063-00-0-00-346	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
67901 E JEFFERSON PL		THAT PART OF THE NE 1/4 OF SEC 3-5-61 DESC AS BEG 1322.2 FT E OF THE NW 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		\$3,144 \$652,227	\$4,423 \$715,276		
TOTAL		\$655,371	\$719,699	-\$64,328	

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



APPEAL PROCEDURES

MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

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.

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.

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	034747940	034478230001	034478337001	035204260001	034930507001	034254153001
STREET #	67901 E	620	905	432 N	54333 E	5530 S
STREET	JEFFERSON	CHEROKEE	PAWNEE	COUNTY ROAD 14E	COUNTY ROAD 26	COUNTY ROAD 181
STREET TYPE	PL	ST	ST			
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		638600	674700	909000	856000	767600
Original Sale Price	0	633100	672075	900000	850000	765000
Concessions and PP	0	-13100	-17000	0	-2500	-5000
Parcel Number	2063-00-0-00-346	1983-04-3-17-013	1983-04-3-17-023	1983-00-0-00-450	1983-00-0-00-415	2063-00-0-00-260
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	175000	0	200000
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	2005	1999	2000	2016	2008	2002
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	1803	1735	1549	1538	2209	2284
Basement/Garden lvl	1747	1715	1538	1526	1811	2212
Finish Bsmt/Grdn lvl	714	1374	1491	1440	1811	1772
Walkout Basement	1	0	0	0	1	1
Attached Garage	861	638	744	704	568	529
Detached Garage	0	0	675	0	0	0
Open Porch	345	228	430	102	444	128
Deck/Terrace	550	468	0	240	409	0
Total Bath Count	2	3	3	3	4	3
Fireplaces	1	2	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	740100	697344	711622	800981	926475	869658
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/10/2023	02/20/2024	09/02/2022	06/12/2023	09/09/2022
Time Adj Sale Price		638,600	674,700	909,000	856,000	767,600
Adjusted Sale Price		681,356	703,178	848,119	669,625	638,042
ADJ MKT \$	708,061					