

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 034323686

OWNER: FRAWLEY ALLEN E

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

PROPERTY ADDRESS: 57885 E GEDDES 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.

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

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

AURORA OFFICE

15400 E. 14th Pl Suite 500

Aurora, CO 80011

Ph: 303-795-4600

Fax: 303-636-1380

TDD: Relay-711

FRAWLEY, ALLEN E & MARYANNE

57885 E GEDDES AVE

STRASBURG CO 80136-9702

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE	
2025	1301	034323686	2065-00-0-00-310	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
57885 E GEDDES AVE		THAT PART OF THE S 1/2 OF SEC 27-5-62 DESC AS BEG 2623.91 FT E OF THE W 1/4 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		\$8,735 \$716,790	\$9,968 \$796,785		
TOTAL		\$725,525	\$806,753	-\$81,228	

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

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	034323686	034254153001	034930507001	031551803001	034477918001	035256570001
STREET #	57885 E	5530 S	54333 E	59291 E	1054	50111 E
STREET	GEDDES	COUNTY ROAD 181	COUNTY ROAD 26	COMMANCHE	PAWNEE	MAPLEWOOD
STREET TYPE	AVE			WAY	ST	PL
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		767600	856000	681500	680000	1060500
Original Sale Price	0	765000	850000	649000	680000	1050000
Concessions and PP	0	-5000	-2500	0	0	0
Parcel Number	2065-00-0-00-310	2063-00-0-00-260	1983-00-0-00-415	1983-00-0-13-017	1983-04-2-14-018	2067-00-0-00-338
Neighborhood	5004	2952	2952	1924	2747	2952
Neighborhood Group	191902	191902	191902	191902	191902	191902
LUC	1420	1420	1420	1420	1420	1420
Allocated Land Val	0	200000	0	69400	195300	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	2002	2008	2015	1999	2018
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	C	B
Living Area	2377	2284	2209	2302	2414	2672
Basement/Garden lvl	2338	2212	1811	912	1336	2124
Finish Bsmt/Grdn lvl	0	1772	1811	0	1086	0
Walkout Basement	0	1	1	0	0	1
Attached Garage	847	529	568	867	815	882
Detached Garage	0	0	0	0	0	0
Open Porch	28	128	444	288	112	508
Deck/Terrace	288	0	409	1027	0	1769
Total Bath Count	2	3	4	2	3	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	804663	869658	926475	704085	622371	965042
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		09/09/2022	06/12/2023	01/27/2023	03/28/2024	06/13/2023
Time Adj Sale Price		767,600	856,000	681,500	680,000	1,060,500
Adjusted Sale Price		702,605	734,188	782,078	862,292	900,121
ADJ MKT \$	790,467					