

PIN # 034527231 OWNER: DEMONEY KEVIN E

Property Classification: 1277 - 1277 Property Not Integral to Ag Operation PROPERTY ADDRESS: 55700 E PRENTICE PL

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

Reason for filing an appeal: _____

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>
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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
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OWNER AUTHORIZATION OF AGENT:

Print Owner Name	Owner Signature
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Print Agent Name	Agent Signature	Date	Agent Telephone
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Agent Address	Agent Email Address
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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



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 --->

DEMONEY, KEVIN E & ANN M
55700 E PRENTICE PLACE
STRASBURG CO 80136-9614

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

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1301	034527231	2065-00-0-00-361	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
55700 E PRENTICE PL		THAT PART OF THE N 1/2 OF SEC 16-5-62 DESC AS BEG 642.68 FT S 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	\$12,503		\$15,506	
Residential	\$568,045		\$644,253	
TOTAL	\$580,548		\$659,759	-\$79,211

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**

**ARAPAHOE COUNTY**

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	034527231	034477918001	034254153001	031548942001	034930507001	034477829001
STREET #	55700 E	1054	5530 S	285 S	54333 E	55657 E
STREET	PRENTICE	PAWNEE	COUNTY ROAD 181	COUNTY ROAD 15	COUNTY ROAD 26	APACHE
STREET TYPE	PL	ST				PL
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		680000	767600	757000	856000	548000
Original Sale Price	0	680000	765000	750000	850000	560000
Concessions and PP	0	0	-5000	-500	-2500	-12000
Parcel Number	2065-00-0-00-361	1983-04-2-14-018	2063-00-0-00-260	1983-00-0-00-219	1983-00-0-00-415	1983-04-2-14-009
Neighborhood	5004	2747	2952	1924	2952	2747
Neighborhood Group	191902	191902	191902	191902	191902	191902
LUC	1420	1420	1420	1420	1420	1420
Allocated Land Val	0	195300	200000	0	0	214900
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	2004	1999	2002	1995	2008	1999
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	B	C	B	C
Living Area	2397	2414	2284	1972	2209	1624
Basement/Garden lvl	2241	1336	2212	1930	1811	1624
Finish Bsmt/Grdn lvl	0	1086	1772	1739	1811	0
Walkout Basement	0	0	1	0	1	0
Attached Garage	827	815	529	1680	568	784
Detached Garage	0	0	0	0	0	0
Open Porch	140	112	128	30	444	212
Deck/Terrace	204	0	0	854	409	0
Total Bath Count	2	3	3	4	4	2
Fireplaces	0	1	1	1	1	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	655918	622371	869658	784555	926475	550627
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/28/2024	09/09/2022	09/10/2022	06/12/2023	03/12/2024
Time Adj Sale Price		680,000	767,600	757,000	856,000	548,000
Adjusted Sale Price		713,547	553,860	628,363	585,443	653,291
ADJ MKT \$	629,359					