

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 034527257

OWNER: WAGNER JACQUELINE

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

PROPERTY ADDRESS: 56355 E PRENTICE PL

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.

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>

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

JACQUELINE WAGNER
56355 E PRENTICE PL
STRASBURG CO 80136-9613

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE				
2025	1301	034527257	2065-00-0-00-363	04/16/2025				
PROPERTY ADDRESS			LEGAL DESCRIPTION					
56355 E PRENTICE PL			THAT PART OF THE N 1/2 OF SEC 16-5-62 DESC AS BEG 1185.02 FT W OF THE NE 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		\$2,375 \$682,786		\$3,045 \$668,195				
TOTAL		\$685,161		\$671,240		+\$13,921		

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).

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
PARCEL ID	034527257	031551340001	033745604001	035462781001	035440061001	035204260001
STREET #	56355 E	54663 E	6450 S	58355 E	4255 S	432 N
STREET	PRENTICE	BISON	COUNTY ROAD 181	EVANS	COUNTY ROAD 181	COUNTY ROAD 141
STREET TYPE	PL	DR		PL		
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		664000	705600	614100	637500	909000
Original Sale Price	0	669000	685000	590513	625000	900000
Concessions and PP	0	-5000	0	0	0	0
Parcel Number	2065-00-0-00-363	1983-00-0-11-003	2063-00-0-00-173	1983-00-0-00-506	2063-00-0-00-408	1983-00-0-00-450
Neighborhood	5004	2138	2952	2952	2952	2952
Neighborhood Group	191902	191902	191902	191902	191902	191902
LUC	1340	1420	1420	1420	1420	1420
Allocated Land Val	0	162500	197800	188700	200000	175000
Improvement Type	Modular Home	Modular Home	Modular Home	Modular Home	Modular Home	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	2004	2018	1997	2022	2022	2016
Remodel Year	2021	0	2022	0	0	0
Valuation Grade	B	B	C	C	C	B
Living Area	1820	1856	1564	1972	1976	1538
Basement/Garden lvl	1811	0	1564	0	0	1526
Finish Bsmt/Grdn lvl	1086	0	1564	0	0	1440
Walkout Basement	1	0	1	0	0	0
Attached Garage	768	550	0	0	0	704
Detached Garage	0	0	624	0	0	0
Open Porch	0	140	168	0	0	102
Deck/Terrace	439	0	1209	0	0	240
Total Bath Count	3	2	3	2	2	3
Fireplaces	1	0	1	1	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	770659	708867	740498	562185	600874	800981
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/22/2024	10/07/2022	11/21/2022	04/20/2023	09/02/2022
Time Adj Sale Price		664,000	705,600	614,100	637,500	909,000
Adjusted Sale Price		725,792	735,761	822,574	807,285	878,678
ADJ MKT \$	789,797					