

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2026

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

PIN # 035308715

OWNER: PATEL AMIT

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 5745 S GRAND BAKER CT

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 8 - 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

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 PI Suite 500

Aurora, CO 80011

Ph: 303-795-4600

Fax: 303-636-1380

TDD: Relay-711

AMIT PATEL & PAVITRA PATEL

5745 S GRAND BAKER CT

AURORA CO 80016-4483

PK Kaiser, MBA, MS, Assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE		
2026	1377	035308715	2071-18-4-16-008	04/10/2026		
PROPERTY ADDRESS		LEGAL DESCRIPTION				
5745 S GRAND BAKER CT		LOT 8 BLK 2 SORREL RANCH SUB FLG NO 9 Township T5S MapPlatB 527 MapPlatP 7 SubdivisionCd 056120 SubdivisionName SORREL RANCH SUBDIVISION FLG NO 9				
PROPERTY CLASSIFICATION		CURRENT ACTUAL VALUE		PRIOR ACTUAL VALUE		DIFFERENCE
Residential						
TOTAL		\$794,500		\$729,200		+\$65,300

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.

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 8, 2026. 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 8, 2026



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 8. 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 8.

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, 2026 - May 22, 2026 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 6/30/2026 12:00:00AM

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 July 15, 2026.

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 8, 2026

PARCEL ID STREET # STREET STREET TYPE APT # DWELLING	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	
	*****	*****	*****	*****	*****	*****	
	035308715	035309096001	035309061001	035309541001	035309754001	035309401001	
	5745 S	5761 S	24430 E	5599 S	24707 E	5620 S	
	GRAND BAKER	FLAT ROCK	IDA	HALEYVILLE	ALAMO	HALEYVILLE	
	CT	WAY	PL	ST	PL	ST	
	*****	*****	*****	*****	*****	*****	
	Time Adj Sale Price	760100	810700	818100	714400	766800	
	Original Sale Price	0	775614	787094	810000	747392	759234
	Concessions and PP	0	0	0	0	-18456	0
Parcel Number	2071-18-4-16-008	2071-18-4-18-004	2071-18-4-18-001	2071-18-4-20-003	2071-18-4-20-022	2071-18-4-19-007	
Neighborhood	2025	2025	2025	2025	2025	2025	
Neighborhood Group	211750	211750	211750	211750	211750	211750	
LUC	1220	1220	1220	1220	1220	1220	
Allocated Land Val	160000	160000	160000	184000	160000	160000	
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional	
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story	
Year Built	2019	2021	2022	2022	2021	2021	
Remodel Year	0	0	0	0	0	0	
Valuation Grade	B	B	B	B	B	B	
Living Area	3333	3285	2964	3011	2851	2817	
Basement/Garden lvl	1611	1611	1412	1369	1347	1373	
Finish Bsmt/Grdn lvl	1220	1386	1270	1192	1056	1309	
Walkout Basement	0	0	0	1	0	1	
Attached Garage	649	648	499	649	510	489	
Detached Garage	0	0	0	0	0	0	
Open Porch	84	274	188	273	168	55	
Deck/Terrace	846	0	0	190	630	240	
Total Bath Count	6	4	5	5	4	4	
Fireplaces	1	0	1	0	1	1	
2nd Residence	0	0	0	0	0	0	
Regression Valuation	846542	851764	794274	857642	769893	771187	
VALUATION	*****	*****	*****	*****	*****	*****	
SALE DATE		07/26/2022	10/27/2022	05/04/2023	07/25/2022	09/29/2022	
Time Adj Sale Price		760,100	810,700	818,100	714,400	766,800	
Adjusted Sale Price		754,878	862,968	807,000	791,049	842,155	
ADJ MKT \$	794,517						