

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2026

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

PIN # 035595552

OWNER: FLOURNOY MELINDA

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 24231 E IDA 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.

<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
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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 8 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136



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

MELINDA FLOURNOY
24231 E IDA PL
AURORA CO 80016-6316

AURORA OFFICE
15400 E. 14th PI 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	
2026	1377	035595552	2071-18-4-30-015	04/10/2026	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
24231 E IDA PL		LOT 15 BLK 2 SORREL RANCH SUB FLG #11 Township T5S MapPlatB E406 MapPlatP FOR FULL LEGAL DESCRIPTION CONTACT THE ASSESSORS OFFICE			
PROPERTY CLASSIFICATION		CURRENT ACTUAL VALUE	PRIOR ACTUAL VALUE	DIFFERENCE	
Residential Vacant		\$738,500 \$0	\$0 \$121,728		
TOTAL		\$738,500	\$121,728	+\$616,772	

PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM
75% increase in land or improvement value is due to either new construction, a change in use, proration, or present worth discounting. For more information please contact the Assessor's office.

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**

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



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, 2026 - May 22, 2026 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 July 15, 2026.

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	035595552	035309380001	035309355001	035308545001	035309533001	035309398001
STREET #	24231 E	5600 S	5570 S	5663 S	5589 S	5610 S
STREET	IDA	HALEYVILLE	HALEYVILLE	FULTONDALE	HALEYVILLE	HALEYVILLE
STREET TYPE	PL	ST	ST	CT	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		775400	775200	750000	833700	696800
Original Sale Price	0	764950	791053	750000	850752	689914
Concessions and PP	0	-19379	0	0	0	0
Parcel Number	2071-18-4-30-015	2071-18-4-19-005	2071-18-4-19-002	2071-18-4-15-001	2071-18-4-20-002	2071-18-4-19-006
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	160000	184000	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	2025	2022	2021	2020	2021	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	2709	2709	2713	2697	2713	2772
Basement/Garden lvl	1320	1320	1320	1320	1320	1220
Finish Bsmt/Grdn lvl	1188	1104	1070	1041	1070	1098
Walkout Basement	0	0	0	0	1	0
Attached Garage	462	662	662	672	662	499
Detached Garage	0	0	0	0	0	0
Open Porch	126	126	354	354	126	188
Deck/Terrace	0	420	0	250	456	0
Total Bath Count	4	4	4	4	4	4
Fireplaces	1	0	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	731270	752477	759171	764249	794288	739120
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		11/09/2022	07/12/2022	06/28/2024	07/11/2022	09/29/2022
Time Adj Sale Price		775,400	775,200	750,000	833,700	696,800
Adjusted Sale Price		754,193	747,299	717,021	770,682	688,950
ADJ MKT \$	738,522					