

PIN # 032467525 OWNER: VANDENBROEKE BRETT

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.

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:

If mailed - postmarked no later than June 9 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136



NOTICE OF VALUATION

THIS IS NOT A TAX BILL



Ph: 303-795-4600
Fax: 303-636-1380
TDD: Relay-711

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1948	032467525	2073-14-3-04-013	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
20705 E POWERS CIR		LOT 24 BLK 4 PARK VIEW RIDGE EX 1/2 M/R SubdivisionCd 048570 SubdivisionName PARK VIEW RIDGE Block 004 Lot 024		
PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2024	PRIOR YEAR ACTUAL VALUE AS OF DECEMBER 31, 2024	CHANGE IN VALUE	
Residential				
TOTAL	\$538,100	\$582,400	-\$44,300	

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	032467525	032467584001	032467657001	032466448001	032467002001	032467754001
STREET #	20705 E	20745 E	20785 E	5895 S	5674 S	5764 S
STREET	POWERS	POWERS	POWERS	KILLARNEY	LISBON	KILLARNEY
STREET TYPE	CIR	CIR	CIR	WAY	WAY	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		584300	558300	539800	592300	564700
Original Sale Price	0	597000	550000	529000	575000	543000
Concessions and PP	0	-750	-8000	-10000	0	0
Parcel Number	2073-14-3-04-013	2073-14-3-04-017	2073-14-3-04-021	2073-14-3-01-024	2073-14-3-03-011	2073-14-3-05-003
Neighborhood	2907	2907	2907	2907	2907	2907
Neighborhood Group	218500	218500	218500	218500	218500	218500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	175000	175000	175000	175000	175000	175000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	Multi-Level	Multi-Level	Multi-Level	Multi-Level	Multi-Level	2 Story
Year Built	1984	1985	1985	1984	1984	1984
Remodel Year	0	0	0	0	2019	0
Valuation Grade	B	B	B	B	B	B
Living Area	2027	2036	2030	1833	1833	2052
Basement/Garden lvl	667	667	667	616	696	837
Finish Bsmt/Grdn lvl	0	501	644	0	625	0
Walkout Basement	0	0	1	0	0	0
Attached Garage	462	462	462	400	420	420
Detached Garage	0	0	0	0	0	0
Open Porch	36	36	114	60	80	91
Deck/Terrace	249	417	817	200	400	48
Total Bath Count	3	3	4	3	3	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	540161	566000	589289	520999	618663	532479
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/29/2022	03/24/2023	02/28/2023	10/10/2023	11/15/2022
Time Adj Sale Price		584,300	558,300	539,800	592,300	564,700
Adjusted Sale Price		558,461	509,172	558,962	513,798	572,382
ADJ MKT \$	538,077					