

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025
(You may also file on-line at www.arapahoeco.gov/assessor)

PIN # 031730121

OWNER: KUE CHENGKOU

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 16540 E FAIR AVE

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: _____

PK Kaiser, MBA, MS, Assessor



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

CHENGKOU KUE & LINDA BEE KUE
16540 E FAIR AVE
CENTENNIAL CO 80016-1016

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
2025	0128	031730121	2073-20-1-03-001	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
16540 E FAIR AVE		LOT 27 CHERRY CREEK EAST 4TH FLG SubdivisionCd 011850 SubdivisionName CHERRY CREEK EAST 4TH FLG Block 000 Lot 027		
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	\$1,346,900	\$1,306,400	+\$40,500	

PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM

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

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



	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	*****	*****	*****	*****	*****	*****
STREET #	031730121	031730538001	033213963001	032509031001	031730147001	031743320001
STREET	16540 E	6382 S	15906 E	16295 E	6291 S	7506 S
STREET TYPE	FAIR	HELENA	CRESTRIDGE	CRESTLINE	OLATHE	TELLURIDE
APT #	AVE	ST	CIR	PL	ST	CT
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1050000	796900	820500	1476800	1302400
Original Sale Price	0	1050000	789000	825000	1450000	1302445
Concessions and PP	0	0	0	-4500	-30000	0
Parcel Number	2073-20-1-03-001	2073-20-3-01-003	2073-17-2-05-039	2073-17-1-22-008	2073-20-1-03-021	2073-33-1-01-004
Neighborhood	1440	2343	2931	2931	1440	416
Neighborhood Group	220750	220750	220750	220750	220750	220750
LUC	1420	1220	1220	1220	1420	1420
Allocated Land Val	276200	195000	260000	234000	328600	545100
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	Multi-Level	Multi-Level	Multi-Level	Multi-Level	1 Story/Ranch	Multi-Level
Year Built	1978	1970	1989	1985	1995	1979
Remodel Year	2015	2011	2015	2008	0	2014
Valuation Grade	B	B	B	B	B	A
Living Area	3503	3832	2972	2972	2452	2794
Basement/Garden lvl	0	0	910	910	2230	1498
Finish Bsmt/Grdn lvl	0	0	815	860	1785	1056
Walkout Basement	0	0	1	0	1	1
Attached Garage	840	822	884	884	996	992
Detached Garage	0	0	0	0	0	0
Open Porch	100	550	40	40	442	354
Deck/Terrace	2017	254	1176	976	225	1282
Total Bath Count	3	4	4	3	6	4
Fireplaces	3	1	1	1	1	3
2nd Residence	0	0	0	0	0	0
Regression Valuation	1377833	1018793	877814	785252	1470842	1461761
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE	08/08/2022	06/22/2023	06/07/2024	11/28/2022	08/26/2022	
Time Adj Sale Price	1,050,000	796,900	820,500	1,476,800	1,302,400	
Adjusted Sale Price	1,409,040	1,296,919	1,413,081	1,383,791	1,218,472	
ADJ MKT \$	1,346,934					

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