

PIN # 033810023 OWNER: GINJUPALLI VENKATA GIRI & ANUPAMA

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 19728 E PINWOOD DR

What is your estimate of the value of your property as of June 30, 2024 \$

Reason for filing an appeal: _____

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>
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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
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OWNER AUTHORIZATION OF AGENT:

Print Owner Name _____ Owner Signature _____

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 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



PK Kaiser, MBA, MS, Assessor

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 Pl 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	1980	033810023	2073-22-1-11-013	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
19728 E PINWOOD DR		LOT 13 BLK 9 TUSCANY SOUTH SUB SubdivisionCd 062355 SubdivisionName TUSCANY SOUTH SUB Block 009 Lot 013		
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	\$957,900		\$1,022,700	-\$64,800

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

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	033810023	033814291001	033809653001	033812921001	033813642001	033812221001
STREET #	19728 E	19113 E	19329 E	19241 E	18991 E	6128 S
STREET	PINEWOOD	FAIR	PINEWOOD	MAPLEWOOD	PINEWOOD	FUNDY
STREET TYPE	DR	DR	DR	PL	DR	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		976500	999800	880700	895000	990600
Original Sale Price	0	985000	989900	855000	895000	962500
Concessions and PP	0	-8500	0	0	0	-750
Parcel Number	2073-22-1-11-013	2073-22-2-16-020	2073-22-1-09-001	2073-22-2-10-048	2073-22-2-13-030	2073-22-1-16-034
Neighborhood	288	288	288	288	288	288
Neighborhood Group	220750	220750	220750	220750	220750	220750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	240000	240000	240000	240000	240000	240000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	2000	2001	2001	2000	1999	2004
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3952	3573	3959	3384	3280	4061
Basement/Garden lvl	1312	1151	2191	1389	1354	2096
Finish Bsmt/Grdn lvl	1246	1150	0	929	1348	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	739	879	739	668	609	752
Detached Garage	0	0	0	0	0	0
Open Porch	90	280	90	110	0	52
Deck/Terrace	183	180	425	214	440	160
Total Bath Count	5	5	4	6	5	5
Fireplaces	2	2	2	1	2	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1007383	1006554	1023510	960714	972759	1032364
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		05/23/2024	08/09/2023	02/28/2024	08/27/2022	10/12/2022
Time Adj Sale Price		976,500	999,800	880,700	895,000	990,600
Adjusted Sale Price		977,329	983,673	927,369	929,624	965,619
ADJ MKT \$	957,942					