APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 033811241 OWNER: MCCANNA LIVING TRUST

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 19548 E MAPLEWOOD 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.

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

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

PK Kaiser, MBA, MS, Assessor

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

MCCANNA LIVING TRUST
19548 E MAPLEWOOD PL
AURORA CO 80016

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1980	033811241	2073-22-1-13-031	04/16/2025

PROPERTY ADDRESS	LEGAL DESCRIPTION
19548 E MAPLEWOOD PL	LOT 31 BLK 11 TUSCANY SOUTH SUB SubdivisionCd 062355 SubdivisionName TUSCANY SOUTH SUB Block 011 Lot 031

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	$1,003,800	$1,015,000	-$11,200

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

The comparable sales listed below were used to value your property as of the appraisal date of June 30, 2024

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*************	*************	*************	*************	*************	*************
PARCEL ID	033811241	033814291001	033809653001	033812221001	033812921001	033813642001
STREET #	19548 E	19113 E	19329 E	6128 S	19241 E	18991 E
STREET	MAPLEWOOD	FAIR	PINEWOOD	FUNDY	MAPLEWOOD	PINEWOOD
STREET TYPE	PL	DR	DR	WAY	PL	DR
APT #						
DWELLING	*************	*************	*************	*************	*************	*************
Time Adj Sale Price		976500	999800	990600	880700	895000
Original Sale Price	0	985000	989900	962500	855000	895000
Concessions and PP	0	-8500	0	-750	0	0
Parcel Number	2073-22-1-13-031	2073-22-2-16-020	2073-22-1-09-001	2073-22-1-16-034	2073-22-2-10-048	2073-22-2-13-030
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	2002	2001	2001	2004	2000	1999
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3677	3573	3959	4061	3384	3280
Basement/Garden lvl	2070	1151	2191	2096	1389	1354
Finish Bsmt/Grdn lvl	1863	1150	0	0	929	1348
Walkout Basement	0	0	0	0	0	0
Attached Garage	706	879	739	752	668	609
Detached Garage	0	0	0	0	0	0
Open Porch	56	280	90	52	110	0
Deck/Terrace	610	180	425	160	214	440
Total Bath Count	4	5	4	5	6	5
Fireplaces	1	2	2	2	1	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1051660	1006554	1023510	1032364	960714	972759
VALUATION	*************	*************	*************	*************	*************	*************
SALE DATE		05/23/2024	08/09/2023	10/12/2022	02/28/2024	08/27/2022
Time Adj Sale Price		**976,500**	**999,800**	**990,600**	**880,700**	**895,000**
Adjusted Sale Price		**1,021,606**	**1,027,950**	**1,009,896**	**971,646**	**973,901**
ADJ MKT $	**1,003,752**					

Arapahoe County
ASSESSOR OFFICE

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