

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2026

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

PIN # 031740398

OWNER: STELLE TIMOTHY JAY VAN

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 17016 E DAVIES AVE

APPAISAL 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

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

TIMOTHY JAY VAN STELLE

14581 E OBERLIN PL

AURORA CO 80014-7147

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE		
2026	0029	031740398	2073-28-2-03-010	04/10/2026		
PROPERTY ADDRESS		LEGAL DESCRIPTION				
17016 E DAVIES AVE		LOT 2 BLK 6 SIERRA VISTA ESTATES SubdivisionCd 055750 SubdivisionName SIERRA VISTA ESTATES Block 006 Lot 002				
PROPERTY CLASSIFICATION		CURRENT ACTUAL VALUE	PRIOR ACTUAL VALUE	DIFFERENCE		
Residential						
TOTAL		\$2,132,500	\$1,701,522	+\$430,978		

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.

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

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 8. 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 8.

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.

ASSESSOR'S DETERMINATION: The Assessor must make a decision on your appeal and mail a Notice of Determination to you by 6/30/2026 12:00:00AM

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.

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 8, 2026

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
PARCEL ID	031740398	031740941001	031741611001	031742455001	032615001001	033544595001
STREET #	17016 E	7328 S	18249 E	7183 S	16520 E	7293 S
STREET	DAVIES	SEDALIA	HINSDALE	BUCKLEY	EASTER	URAVAN
STREET TYPE	AVE	ST	AVE	RD	WAY	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1565000	1040000	1387000	1079700	1351400
Original Sale Price	0	1565000	1000000	1387000	1050000	1350000
Concessions and PP	0	0	0	0	-1750	-12000
Parcel Number	2073-28-2-03-010	2073-28-3-07-006	2073-28-4-06-005	2073-29-4-03-006	2073-29-4-01-005	2073-28-4-11-006
Neighborhood	3	3	3	3	3	3
Neighborhood Group	220750	220750	220750	220750	220750	220750
LUC	1420	1420	1420	1420	1420	1420
Allocated Land Val	408600	426600	315000	405000	216000	439200
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	2 Story	2 Story
Year Built	2024	1980	2000	1993	2014	1995
Remodel Year	0	2013	2019	2020	0	2016
Valuation Grade	A	A	B	B	A	A
Living Area	4130	2338	2336	2234	4696	3329
Basement/Garden lvl	4130	2338	1928	2202	2453	2312
Finish Bsmt/Grdn lvl	3600	1677	1928	1101	1962	0
Walkout Basement	0	1	1	1	0	1
Attached Garage	5228	999	768	1668	800	671
Detached Garage	0	0	0	0	0	0
Open Porch	1357	180	344	217	128	74
Deck/Terrace	0	2058	1264	1284	210	1103
Total Bath Count	5	4	4	4	6	3
Fireplaces	1	2	2	1	3	2
2nd Residence	0	0	500	0	0	0
Regression Valuation	2100688	1357048	1116246	1222549	1339282	1262003
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/14/2024	12/20/2022	05/20/2024	03/15/2023	08/07/2023
Time Adj Sale Price		1,565,000	1,040,000	1,387,000	1,079,700	1,351,400
Adjusted Sale Price		2,308,640	2,024,442	2,265,139	1,841,106	2,190,085
ADJ MKT \$	2,132,525					