

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2026

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

PIN # 031741319

OWNER: JACKMAN MICHAEL GREGORY

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 18112 E FREMONT PL

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.

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 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

T H I S I S N O T A T A X B I L L

Scan to see map ---->



LITTLETON OFFICE
5334 S. Prince Street
Littleton, CO 80120-1136

AURORA OFFICE
15400 E. 14th Pl Suite 500
Aurora, CO 80011

Ph: 303-795-4600
Fax: 303-797-1295
TDD: Relay-711

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

MICHAEL GREGORY JACKMAN
18112 E FREMONT PL
FOXFIELD CO 80016-1657

PK Kaiser, MBA, MS, Assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE				
2026	0029	031741319	2073-28-4-02-002	04/10/2026				
PROPERTY ADDRESS			LEGAL DESCRIPTION					
18112 E FREMONT PL			LOT 4 BLK 7 SIERRA VISTA ESTATES 2ND FLG SubdivisionCd 055800 SubdivisionName SIERRA VISTA ESTATES 2ND FLG Block 007 Lot 004					
PROPERTY CLASSIFICATION		CURRENT ACTUAL VALUE		PRIOR ACTUAL VALUE	DIFFERENCE			
Residential								
TOTAL		\$1,102,200		\$1,026,000	+\$76,200			

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.

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	031741319	031741564001	031741611001	031742455001	031740941001	034521623001
STREET #	18112 E	18449 E	18249 E	7183 S	7328 S	6807 S
STREET	FREMONT	HINSDALE	HINSDALE	BUCKLEY	SEDALIA	NORFOLK
STREET TYPE	PL	AVE	AVE	RD	ST	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		990100	1040000	1387000	1565000	724500
Original Sale Price	0	952000	1000000	1387000	1565000	690000
Concessions and PP	0	0	0	0	0	0
Parcel Number	2073-28-4-02-002	2073-28-4-05-007	2073-28-4-06-005	2073-29-4-03-006	2073-28-3-07-006	2073-29-1-01-027
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	444600	396700	315000	405000	426600	410400
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	1993	1979	2000	1993	1980	1970
Remodel Year	0	2003	2019	2020	2013	2018
Valuation Grade	B	B	B	B	A	C
Living Area	1971	1988	2336	2234	2338	1680
Basement/Garden lvl	1971	1988	1928	2202	2338	1260
Finish Bsmt/Grdn lvl	1675	1988	1928	1101	1677	950
Walkout Basement	1	1	1	1	1	0
Attached Garage	840	528	768	1668	999	0
Detached Garage	720	0	0	0	0	0
Open Porch	42	90	344	217	180	414
Deck/Terrace	1334	716	1264	1284	2058	0
Total Bath Count	3	4	4	4	4	4
Fireplaces	2	2	2	1	2	1
2nd Residence	0	0	500	0	0	0
Regression Valuation	1077270	989616	1116246	1222549	1357048	844512
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/30/2022	12/20/2022	05/20/2024	03/14/2024	01/13/2023
Time Adj Sale Price		990,100	1,040,000	1,387,000	1,565,000	724,500
Adjusted Sale Price		1,077,754	1,001,024	1,241,721	1,285,222	957,258
ADJ MKT \$	1,102,197					