

PIN # 031744377 OWNER: PETIT ALEXANDRA

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 17552 E JAMISON AVE

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 _____

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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RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS



REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

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



Scan to see map --->

ALEXANDRA PETIT
17552 E JAMISON AVE
CENTENNIAL CO 80016-1811

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	0128	031744377	2073-33-2-03-016	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
17552 E JAMISON AVE		LOT 16 EX W 10 FT & EX S 10 FT BLK 3 CHENANGO 1ST FLG SubdivisionCd 011654 SubdivisionName CHENANGO 1ST FLG Block 003 Lot 016			
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	\$1,522,900		\$1,293,600		+\$229,300

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	031744377	031744377001	031744512001	031744369001	031744385001	031745306001
STREET #	17552 E	17552 E	7702 S	17390 E	17664 E	7824 S
STREET	JAMISON	JAMISON	PITKIN	JAMISON	JAMISON	ESPANA
STREET TYPE	AVE	AVE	CT	AVE	AVE	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1530000	1301000	1153200	1367100	1684000
Original Sale Price	1500000	1500000	1251000	1141800	1397000	1685000
Concessions and PP	0	0	0	0	-2000	-1000
Parcel Number	2073-33-2-03-016	2073-33-2-03-016	2073-33-2-03-030	2073-33-2-03-015	2073-33-2-03-017	2073-34-1-02-013
Neighborhood	416	416	416	416	416	416
Neighborhood Group	220750	220750	220750	220750	220750	220750
LUC	1420	1420	1420	1420	1420	1420
Allocated Land Val	501400	501400	457700	510600	453100	439300
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1980	1980	1982	1979	1980	1984
Remodel Year	2010	2010	2015	2007	2012	2016
Valuation Grade	A	A	A	B	B	A
Living Area	3060	3060	3479	3044	2668	4292
Basement/Garden lvl	960	960	1156	1904	1490	2112
Finish Bsmt/Grdn lvl	864	864	1151	1281	1459	2069
Walkout Basement	0	0	1	1	1	1
Attached Garage	675	675	0	574	778	910
Detached Garage	1260	1260	960	0	0	0
Open Porch	827	827	710	144	0	110
Deck/Terrace	1097	1097	1333	1734	1521	1929
Total Bath Count	2	2	5	4	4	5
Fireplaces	2	2	2	3	2	5
2nd Residence	0	0	2160	0	0	0
Regression Valuation	1385770	1385770	1308171	1152408	1136938	1558995
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		09/26/2023	11/14/2022	05/16/2023	07/11/2022	03/20/2024
Time Adj Sale Price		1,530,000	1,301,000	1,153,200	1,367,100	1,684,000
Adjusted Sale Price		1,530,000	1,378,599	1,386,562	1,615,932	1,510,775
ADJ MKT \$	1,522,883					