

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 031746035

OWNER: NICHOLS CHRISTOPHER S

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 7550 S DUNKIRK ST

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

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



ARAPAHOE COUNTY

REAL PROPERTY

NOTICE OF VALUATION

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

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

CHRISTOPHER S NICHOLS & ELIZABETH H P NICHOLS

7550 S DUNKIRK ST

CENTENNIAL CO 80016-1923

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE				
2025	0128	031746035	2073-34-2-03-017	04/16/2025				
PROPERTY ADDRESS			LEGAL DESCRIPTION					
7550 S DUNKIRK ST			LOT 10 BLK 1 CHENANGO 3RD FLG SubdivisionCd 011656 SubdivisionName CHENANGO 3RD FLG Block 001 Lot 010					
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		\$1,501,900		\$1,549,500		-\$47,600		

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

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

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	031746035	031743648001	032465662001	031745306001	031745802001	031744512001
STREET #	7550 S	7575 S	7585 S	7824 S	7882 S	7702 S
STREET	DUNKIRK	YAMPA	BISCAY	ESPANA	ARGONNE	PITKIN
STREET TYPE	ST	ST	ST	WAY	ST	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1704400	1495000	1684000	1513100	1301000
Original Sale Price	0	1675000	1500000	1685000	1469000	1251000
Concessions and PP	0	-4000	-5000	-1000	0	0
Parcel Number	2073-34-2-03-017	2073-33-1-03-016	2073-34-2-01-021	2073-34-1-02-013	2073-34-2-02-011	2073-33-2-03-030
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	478400	519800	499100	439300	496800	457700
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1982	1984	1982	1984	1981	1982
Remodel Year	2006	2014	2008	2016	2021	2015
Valuation Grade	A	A	A	A	B	A
Living Area	4568	4398	4654	4292	4074	3479
Basement/Garden lvl	2828	2031	2365	2112	2675	1156
Finish Bsmt/Grdn lvl	1299	1827	2077	2069	2122	1151
Walkout Basement	1	1	1	1	0	1
Attached Garage	925	778	789	910	962	0
Detached Garage	0	0	0	0	0	960
Open Porch	222	779	558	110	0	710
Deck/Terrace	1195	699	1173	1929	1252	1333
Total Bath Count	4	6	5	5	4	5
Fireplaces	3	4	5	5	4	2
2nd Residence	0	0	0	0	0	2160
Regression Valuation	1537581	1760030	1623750	1558995	1581603	1308171
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/18/2023	03/04/2024	03/20/2024	10/05/2022	11/14/2022
Time Adj Sale Price		1,704,400	1,495,000	1,684,000	1,513,100	1,301,000
Adjusted Sale Price		1,481,951	1,408,831	1,662,586	1,469,078	1,530,410
ADJ MKT \$	1,501,864					