

PIN # 031861730 OWNER: KRENING DANIEL L

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 8300 E HINSDALE 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:

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

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

PK Kaiser, MBA, MS, Assessor

THIS IS NOT A TAX BILL



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

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	0821	031861730	2075-28-4-14-019	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
8300 E HINSDALE AVE		LOT 47 BLK 1 HUNTERS HILL 3RD FLG AMEND SubdivisionCd 035650 SubdivisionName HUNTERS HILL 3RD FLG AMEND Block 001 Lot 047		
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	\$731,600		\$839,800	-\$108,200

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**

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	031861730	031861691001	031860539001	031860822001	031861403001	031860873001
STREET #	8300 E	8380 E	7208 S	8372 E	8123 E	8354 E
STREET	HINSDALE	HINSDALE	XANTHIA	EASTER	HINSDALE	EASTER
STREET TYPE	AVE	AVE	WAY	PL	DR	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		770600	682700	848100	916600	772700
Original Sale Price	0	757500	686000	840000	907500	765000
Concessions and PP	0	-2000	-3300	-250	0	0
Parcel Number	2075-28-4-14-019	2075-28-4-14-015	2075-28-4-09-029	2075-28-4-11-001	2075-28-4-13-031	2075-28-4-11-006
Neighborhood	245	245	245	245	245	245
Neighborhood Group	210500	210500	210500	210500	210500	210500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	270000	270000	270000	297000	270000	270000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1974	1974	1972	1973	1973	1973
Remodel Year	0	0	0	2023	2021	2022
Valuation Grade	B	B	B	B	B	B
Living Area	2422	2437	2422	2422	2437	2523
Basement/Garden lvl	1064	1079	1064	1064	1064	705
Finish Bsmt/Grdn lvl	0	0	0	0	700	201
Walkout Basement	0	0	0	0	0	0
Attached Garage	462	462	462	462	462	483
Detached Garage	0	0	0	0	0	0
Open Porch	390	338	125	200	315	45
Deck/Terrace	0	140	492	0	0	672
Total Bath Count	3	3	3	3	4	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	726438	736106	738016	836848	901996	805347
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/14/2023	06/06/2024	04/19/2024	03/27/2024	10/06/2023
Time Adj Sale Price		770,600	682,700	848,100	916,600	772,700
Adjusted Sale Price		760,932	671,122	737,690	741,042	693,791
ADJ MKT \$	731,606					