

APPEAL FORM
YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025
(You may also file on-line at www.arapahoeco.gov/assessor)

PIN # 032547138 OWNER: RODDY CAROL R

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 19 MOCKINGBIRD LN

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

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 ---->

RODDY, CAROL R
19 MOCKINGBIRD LN
ENGLEWOOD CO 80113-4813

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	0370	032547138	2077-02-3-05-019	04/16/2025				
PROPERTY ADDRESS			LEGAL DESCRIPTION					
19 MOCKINGBIRD LN			LOT 19 CHERRY HILLS MEADOW SubdivisionCd 013620 SubdivisionName CHERRY HILLS MEADOW Block 000 Lot 019					
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		\$4,943,100		\$3,968,600		+\$974,500		

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	032547138	032019590001	034223711001	032018577001	032019581001	032019000001
STREET #	19	21	32	4500 S	25	4601 S
STREET	MOCKINGBIRD	SOUTH	VIKING	DOWNING	SOUTH	LAFAYETTE
STREET TYPE	LN	LN	DR	ST	LN	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		4545000	5253000	5177500	4657000	5314200
Original Sale Price	0	4500000	5100000	4750000	4700000	5250000
Concessions and PP	0	0	0	0	-43000	-40000
Parcel Number	2077-02-3-05-019	2077-11-3-05-011	2077-11-3-12-024	2077-11-2-07-011	2077-11-3-05-010	2077-11-2-11-007
Neighborhood	626	626	626	626	626	626
Neighborhood Group	212888	212888	212888	212888	212888	212888
LUC	1420	1220	1220	1220	1420	1220
Allocated Land Val	3030000	2000000	1700000	2000000	2000000	2000000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1991	1991	2002	1988	2005	2006
Remodel Year	0	2008	0	2018	0	0
Valuation Grade	A	A	A	A	A	X
Living Area	6333	5351	4738	6525	7854	7205
Basement/Garden lvl	2699	2570	2412	1562	4581	3211
Finish Bsmt/Grdn lvl	2564	2440	1698	1299	3665	2884
Walkout Basement	0	0	0	0	0	0
Attached Garage	1320	836	0	960	1688	1143
Detached Garage	0	348	1298	0	0	0
Open Porch	0	686	545	0	233	64
Deck/Terrace	474	690	3036	481	2265	1169
Total Bath Count	8	8	8	6	8	8
Fireplaces	4	3	5	3	4	7
2nd Residence	0	0	878	247	0	0
Regression Valuation	4957735	4545009	4928595	4884511	5039736	5759780
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/02/2023	04/14/2023	02/15/2023	04/30/2024	10/10/2023
Time Adj Sale Price		4,545,000	5,253,000	5,177,500	4,657,000	5,314,200
Adjusted Sale Price		4,957,726	5,282,140	5,250,724	4,574,999	4,512,155
ADJ MKT \$	4,943,119					