

PIN # 031981565 OWNER: JOHNSON WILLIAM FRANK & BRENDA SUE

APPRAISAL 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.

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



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

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	0060	031981565	2077-08-2-10-032	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
4640 S JULIAN ST		LOT 4 BLK 5 PLEASANT VIEW 2ND FLG SubdivisionCd 050250 SubdivisionName PLEASANT VIEW 2ND FLG Block 005 Lot 004		
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	\$578,400	\$553,600	+\$24,800	

**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

 ARAPAHOE COUNTY		
	SUBJECT *****	SALE 1 *****
PARCEL ID	031981565	031980925001
STREET #	4640 S	4555 S
STREET	JULIAN	KNOX
STREET TYPE	ST	CT
APT #		
DWELLING	*****	*****
Time Adj Sale Price		595400
Original Sale Price	0	600000
Concessions and PP	0	-4650
Parcel Number	2077-08-2-10-032	2077-08-2-09-027
Neighborhood	2345	2345
Neighborhood Group	214300	214300
LUC	1220	1220
Allocated Land Val	170000	170000
Improvement Type	Traditional	Traditional
Improvement Style	1 Story/Ranch	Bi-Level
Year Built	1964	1969
Remodel Year	0	2022
Valuation Grade	C	C
Living Area	1344	1276
Basement/Garden lvl	1080	702
Finish Bsmt/Grdn lvl	1021	491
Walkout Basement	0	0
Attached Garage	0	494
Detached Garage	616	0
Open Porch	42	0
Deck/Terrace	0	482
Total Bath Count	3	2
Fireplaces	2	1
2nd Residence	0	0
Regression Valuation	578389	595364
VALUATION	*****	*****
SALE DATE		03/21/2024
Time Adj Sale Price		595,400
Adjusted Sale Price		578,425
ADJ MKT \$	578,425	