

PIN # 032017988 OWNER: 4310 SOUTH LAFAYETTE STREET LLC

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 4310 S LAFAYETTE ST

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)

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>
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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
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OWNER AUTHORIZATION OF AGENT:

Print Owner Name	Owner Signature
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Print Agent Name	Agent Signature	Date	Agent Telephone
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Agent Address	Agent Email Address
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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



REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

THIS IS NOT A TAX BILL



Scan to see map --->

4310 SOUTH LAFAYETTE STREET LLC
410 17TH ST STE 1010
DENVER CO 80202-4422

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	032017988	2077-11-2-01-002	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
4310 S LAFAYETTE ST		S 123 FT OF N 239 FT OF W 1/2 BLK 2 CHERRY BDWY GDNS SubdivisionCd 011700 SubdivisionName CHERRYS BROADWAY GARDENS Block 002 Lot 000		
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	\$3,379,000		\$2,848,200	+\$530,800

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	032017988	032020415001	032546956001	032019549001	032018119001	032019450001
STREET #	4310 S	22	11	4930 S	800 E	999 E
STREET	LAFAYETTE	VIKING	MOCKINGBIRD	CLARKSON	QUINCY	LAYTON
STREET TYPE	ST	DR	LN	ST	AVE	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		2598500	2782500	1508200	2518000	3694100
Original Sale Price	0	2600000	2625000	1500000	2528000	3495000
Concessions and PP	0	-1500	0	-6700	-10000	-10000
Parcel Number	2077-11-2-01-002	2077-11-3-12-006	2077-02-3-05-004	2077-11-3-05-006	2077-11-2-03-001	2077-11-3-04-004
Neighborhood	626	626	626	626	626	626
Neighborhood Group	212888	212888	212888	212888	212888	212888
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	1400000	1700000	1600000	1000000	1000000	2000000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	2 Story
Year Built	2020	1970	1984	1960	1942	1951
Remodel Year	0	2005	2014	2020	2008	2003
Valuation Grade	A	B	B	C	B	A
Living Area	2671	2860	3314	1624	3960	3165
Basement/Garden lvl	2371	1086	3314	896	1432	2108
Finish Bsmt/Grdn lvl	2065	967	1856	756	1274	1930
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	1148	837	462	888	1076
Detached Garage	811	0	0	0	0	0
Open Porch	96	247	710	294	460	538
Deck/Terrace	0	255	36	40	234	798
Total Bath Count	5	4	5	3	5	5
Fireplaces	1	3	3	1	4	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	3471536	2920234	2608843	1493297	2741305	3808591
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		06/26/2024	08/18/2022	03/05/2024	02/23/2024	09/29/2022
Time Adj Sale Price		2,598,500	2,782,500	1,508,200	2,518,000	3,694,100
Adjusted Sale Price		3,149,802	3,645,193	3,486,439	3,248,231	3,357,045
ADJ MKT \$	3,379,042					