

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

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

PIN # 032019301

OWNER: MCCOY THOMAS F JR & MARY EILEEN F

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 4737 S LAFAYETTE 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:

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

Scan to see map ---->



LITTLETON OFFICE
5334 S. Prince Street
Littleton, CO 80120-1136

AURORA OFFICE
15400 E. 14th Pl Suite 500
Aurora, CO 80011

Ph: 303-795-4600
Fax: 303-797-1295
TDD: Relay-711

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

MCCOY, THOMAS F JR &
MARY EILEEN F,
4737 S LAFAYETTE ST
ENGLEWOOD CO 80113-5953

PK Kaiser, MBA, MS, Assessor

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE	
2025	0225	032019301	2077-11-3-02-009	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
4737 S LAFAYETTE ST		ACRE 59 OLD CHERRY HILLS Township T5S MapPlatB 1908 MapPlatP 9999 SubdivisionCd 061550 SubdivisionName OLD CHERRY HILLS Block 000 Lot 059			
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		\$5,434,700		\$4,630,800	+\$803,900

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	032019301	032019590001	032018577001	034223720001	032597925001	032547006001
STREET #	4737 S	21	4500 S	34	1701 E	17
STREET	LAFAYETTE	SOUTH	DOWNING	VIKING	TUFTS	MOCKINGBIRD
STREET TYPE	ST	LN	ST	DR	AVE	LN
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		4545000	5177500	3885000	9050000	6070000
Original Sale Price	0	4500000	4750000	3900000	9050000	6075000
Concessions and PP	0	0	0	-15000	0	-5000
Parcel Number	2077-11-3-02-009	2077-11-3-05-011	2077-11-2-07-011	2077-11-3-12-025	2077-11-1-02-027	2077-02-3-05-009
Neighborhood	626	626	626	626	626	626
Neighborhood Group	212888	212888	212888	212888	212888	212888
LUC	1220	1220	1220	1220	1420	1420
Allocated Land Val	2000000	2000000	2000000	1700000	3585000	2679000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1961	1991	1988	1963	2005	1985
Remodel Year	2008	2008	2018	2003	2019	2021
Valuation Grade	B	A	A	A	X	A
Living Area	6291	5351	6525	5507	6197	7275
Basement/Garden lvl	2548	2570	1562	495	3203	1308
Finish Bsmt/Grdn lvl	2301	2440	1299	495	2366	1164
Walkout Basement	0	0	0	0	1	0
Attached Garage	1130	836	960	840	1031	792
Detached Garage	0	348	0	0	625	0
Open Porch	1926	686	0	274	814	65
Deck/Terrace	1024	690	481	0	4164	3964
Total Bath Count	9	8	6	6	9	6
Fireplaces	4	3	3	4	5	3
2nd Residence	1060	0	247	0	1304	0
Regression Valuation	5328421	4545009	4884511	3791539	8962573	6009872
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/02/2023	02/15/2023	04/22/2024	06/08/2023	02/07/2024
Time Adj Sale Price		4,545,000	5,177,500	3,885,000	9,050,000	6,070,000
Adjusted Sale Price		5,328,412	5,621,410	5,421,882	5,415,848	5,388,549
ADJ MKT \$	5,434,682					