

PIN # 032019336 OWNER: BENJAMIN JACKSON REVOCABLE TRUST

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 4720 S OGDEN ST

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>
--------------	-------------------------	------------------	-------------------

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



REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

THIS IS NOT A TAX BILL



Scan to see map --->

BENJAMIN JACKSON REVOCABLE TRUST
4720 S OGDEN ST
CHERRY HILLS VILLAGE CO 80113-5920

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	0225	032019336	2077-11-3-03-002	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
4720 S OGDEN ST		ACRE 22 OLD CHERRY HILLS Township T5S MapPlatB 1908 MapPlatP 9999 SubdivisionCd 061550 SubdivisionName OLD CHERRY HILLS Block 000 Lot 022		
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	\$6,096,300		\$5,547,600	+\$548,700

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
	*****	*****	*****	*****	*****
PARCEL ID	032019336	032019808001	032020458001	032019646001	035368599001
STREET #	4720 S	4850 S	5050 S	1110 E	1550 E
STREET	OGDEN	LAFAYETTE	LAFAYETTE	LAYTON	TUFTS
STREET TYPE	ST	LN	LN	AVE	AVE
APT #					
DWELLING	*****	*****	*****	*****	*****
Time Adj Sale Price		4150000	3777400	6528000	4200000
Original Sale Price	0	4150000	3750000	6400000	4200000
Concessions and PP	0	0	-10000	0	0
Parcel Number	2077-11-3-03-002	2077-11-3-06-003	2077-11-3-12-013	2077-11-3-05-016	2077-11-2-13-005
Neighborhood	626	626	626	626	626
Neighborhood Group	212888	212888	212888	212888	212888
LUC	1220	1220	1220	1220	1220
Allocated Land Val	2000000	2000000	1700000	2000000	2000000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	2013	1959	1964	2012	1984
Remodel Year	2024	2012	2021	0	2012
Valuation Grade	X	A	A	X	A
Living Area	4680	4296	4804	5604	4481
Basement/Garden lvl	1822	1480	650	2740	1254
Finish Bsmt/Grdn lvl	1640	1178	491	2348	627
Walkout Basement	0	0	0	0	0
Attached Garage	800	770	770	808	912
Detached Garage	0	0	0	512	0
Open Porch	587	0	396	390	140
Deck/Terrace	1786	879	1685	2587	564
Total Bath Count	7	6	5	9	5
Fireplaces	2	2	2	4	1
2nd Residence	0	0	0	0	0
Regression Valuation	5849637	3828239	3893938	5948330	3997124
VALUATION	*****	*****	*****	*****	*****
SALE DATE		04/01/2024	08/21/2023	05/22/2023	06/28/2024
Time Adj Sale Price		4,150,000	3,777,400	6,528,000	4,200,000
Adjusted Sale Price		6,171,398	5,733,099	6,429,307	6,052,513
ADJ MKT \$	6,096,346				