

## APPEAL FORM

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

PIN # 032896183

OWNER: GIAMBROCCO &amp; SONS LLC

Property Classification: 2230 - 2230 Special Purpose PROPERTY ADDRESS: 5155 S BROADWAY

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.

What is your estimate of the value of your property as of June 30, 2024

\$ \_\_\_\_\_

Reason for filing an appeal: \_\_\_\_\_

PK Kaiser, MBA, MS, Assessor



REAL PROPERTY

## NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Scan to see map --&gt;



## LITTLETON OFFICE

5334 S. Prince Street  
Littleton, CO 80120-1136

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

GIAMBROCCO & SONS LLC  
7670 ALKIRE ST  
ARVADA CO 80005-2919

## AURORA OFFICE

15400 E. 14th PI Suite 500  
Aurora, CO 80011

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

[www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor)

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	0805	032896183	2077-15-2-01-082	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
5155 S BROADWAY		BEG 99.8 FT S OF NE COR PLOT 3 TH S 100 FT TH SW 139.61 FT TH N 100 FT TH NE FOR FULL LEGAL DESCRIPTION CONTACT THE ASSESSORS OFFICE		
PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2024	PRIOR YEAR ACTUAL VALUE AS OF DECEMBER 31, 2024	CHANGE IN VALUE	
Commercial				
TOTAL	\$1,779,000	\$1,798,000	-\$19,000	

PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM

## 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.

PIN #	Property Address	Date Sold	Sale Price

## 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

YOUR RIGHT TO APPEAL THE PROPERTY VALUATION AND/OR CLASSIFICATION TO THE ASSESSOR EXPIRES

JUNE 9, 2025



	<b>SUBJECT</b>
PARCEL ID	*****
PROPERTY ADDRESS	032896183 5155 S BROADWAY
LAND DATA	*****
Land Use Description	Restaurants
Zoning Description	Not Available
Land Size(Acreage)	0.2960
Frontage	100.00
Depth	140.00
External Forces retail inf	0.0000
<b>BUILDING DATA</b>	*****
Building Number	1
Total Sq Footage	2957
Basement Sq Footage	0
Year Built	1999
Structure Type	Masonry or Concret
Quality Description	Average

**BUILDING 1**

**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](http://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**