

PIN # 032514531 OWNER: TEMPLIN ZACHARY

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.

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:

If mailed - postmarked no later than June 9 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136



THIS IS NOT A TAX BILL



TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1129	032514531	2077-35-4-17-005	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
7924 S FRANKLIN CT		LOT 4 BLK 6 FOUR LAKES SUB 6TH FLG EX M/R SubdivisionCd 023765 SubdivisionName FOUR LAKES SUB 6TH FLG Block 006 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	\$1,112,900	\$1,167,500	-\$54,600	

**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	032514531	032514531001	032511800001	032514621001	032515678001	032516119001
STREET #	7924 S	7924 S	1905 E	7913 S	1658 E	1651 E
STREET	FRANKLIN	FRANKLIN	OTERO	FRANKLIN	OTERO	NICHOLS
STREET TYPE	CT	CT	LN	CT	AVE	LN
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1095900	1201800	1004500	1197800	1331700
Original Sale Price	1050000	1050000	1210000	947670	1197770	1318488
Concessions and PP	-25800	-25800	-20076	0	0	0
Parcel Number	2077-35-4-17-005	2077-35-4-17-005	2077-35-4-15-001	2077-35-4-17-009	2077-35-4-19-001	2077-35-4-20-005
Neighborhood	839	839	839	839	839	839
Neighborhood Group	210750	210750	210750	210750	210750	210750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	280000	280000	252000	280000	280000	308000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1986	1986	1985	1985	1990	1991
Remodel Year	0	0	0	0	0	2015
Valuation Grade	B	B	B	B	A	B
Living Area	3472	3472	3871	2750	2908	3143
Basement/Garden lvl	2251	2251	1892	1575	1616	1564
Finish Bsmt/Grdn lvl	1500	1500	1418	1500	0	1241
Walkout Basement	0	0	1	1	0	0
Attached Garage	800	800	867	713	705	741
Detached Garage	0	0	0	0	0	0
Open Porch	340	340	616	150	108	24
Deck/Terrace	363	363	574	852	484	25
Total Bath Count	7	7	5	4	3	5
Fireplaces	2	2	4	2	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1246903	1246903	1262857	1072180	1168596	1331696
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/04/2023	03/01/2024	08/22/2022	05/10/2024	03/29/2024
Time Adj Sale Price		1,095,900	1,201,800	1,004,500	1,197,800	1,331,700
Adjusted Sale Price		1,095,900	1,185,846	1,179,223	1,276,107	1,246,907
ADJ MKT \$	1,112,896					