



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 8. 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.arapahoegov.com/assessor by June 8.

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. - 5 p.m. Walk-in appointments may be made 05/01/2023 - 05/19/2023 only. County building doors close at 4:00 p.m.

If a property owner does not timely object to their property's valuation by 6/8/2023 12:00:00AM under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the county assessor.

ASSESSOR'S DETERMINATION: The Assessor must make a decision on your appeal and mail a Notice of Determination to you by the last regular working day in June.

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 07/15/2023.

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 8

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	031011612	031011680001	031011396001	031011981001	031011418001	031011914001
STREET #	1920 W	1990 W	3401 S	1905 W	1800 W	1995 W
STREET	GIRTON	GIRTON	QUIVAS	GIRTON	GIRARD	GIRTON
STREET TYPE	AVE	AVE	ST	AVE	AVE	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		416236	522494	491680	446012	518584
Original Sale Price	0	360000	398000	350000	315000	385000
Concessions and PP	0	-2900	0	0	-5613	-750
Parcel Number	1971-33-3-10-010	1971-33-3-10-017	1971-33-3-08-014	1971-33-3-15-008	1971-33-3-08-016	1971-33-3-15-001
Neighborhood	1960	1960	1960	1960	1960	1960
Neighborhood Group	215300	215300	215300	215300	215300	215300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	130000	130000	130000	143000	130000	130000
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	1 Story/Ranch
Year Built	1953	1955	1950	1967	1940	1950
Remodel Year	2016	2000	2020	2020	2020	2010
Valuation Grade	D	D	C	D	C	C
Living Area	774	704	914	1061	935	1280
Basement/Garden lvl	0	0	562	0	0	0
Finish Bsmt/Grdn lvl	0	0	562	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	300	576	0	1032	0	576
Open Porch	40	164	98	0	0	0
Deck/Terrace	0	0	0	188	54	345
Total Bath Count	1	1	2	1	1	2
Fireplaces	0	1	0	1	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	448661	418234	516686	497306	475898	533629
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/29/2021	02/05/2021	09/09/2020	07/29/2020	12/11/2020
Time Adj Sale Price		416,236	522,494	491,680	446,012	518,584
Adjusted Sale Price		446,663	454,469	443,035	418,775	433,616
ADJ MKT \$	440,606					