

**YOU HAVE THE RIGHT TO APPEAL YOUR PROPERTY VALUE OR ITS CLASSIFICATION.**

The comparable sales listed below were used to value your property as of the appraisal date of 06/30/22

Arapahoe County  
ASSESSOR OFFICE

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.


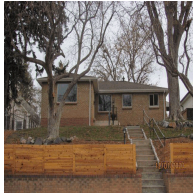



**ASSESSOR'S DETERMINATION:** The Assessor must make a decision on your appeal and mail a Notice of Determination to you by the last regular working day in June.

**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

<div><div><div>ARAPAHOE COUNTY</div></div><div>NO PHOTO AVAILABLE</div><div></div></div>						
	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	031015782	031014352001	031015880001	031015740001	031014417001	031018340001
STREET #	285 E	2784 S	3001 S	3030 S	2741 S	2810 S
STREET	DARTMOUTH	LINCOLN	GRANT	SHERMAN	SHERMAN	SHERMAN
STREET TYPE	AVE	ST	ST	ST	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		625994	652642	596148	978508	849165
Original Sale Price	0	630000	655000	470000	725000	652000
Concessions and PP	0	-2500	0	0	-2000	0
Parcel Number	1971-34-1-14-012	1971-34-1-08-014	1971-34-1-14-022	1971-34-1-14-006	1971-34-1-08-020	1971-34-1-27-002
Neighborhood	264	264	264	264	264	264
Neighborhood Group	214500	214500	214500	214500	214500	214500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	196000	245000	269500	208200	245000	245000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	1 Story/Ranch	1 Story/Ranch
Year Built	1929	1905	1918	1905	1910	1949
Remodel Year	2019	2013	2008	2009	2020	2020
Valuation Grade	B	C	C	C	B	C
Living Area	1156	1340	1499	1394	1220	1115
Basement/Garden lvl	816	0	860	0	1040	1115
Finish Bsmt/Grdn lvl	816	0	430	0	1040	1059
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	576	400	600	0	576	440
Open Porch	64	25	0	0	72	270
Deck/Terrace	328	270	637	28	550	42
Total Bath Count	3	1	1	1	5	2
Fireplaces	1	0	1	1	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	786661	677003	714650	594616	882002	764191
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		05/27/2022	04/22/2022	12/10/2020	07/01/2020	10/26/2020
Time Adj Sale Price		625,994	652,642	596,148	978,508	849,165
Adjusted Sale Price		735,652	724,653	788,193	883,167	871,635
ADJ MKT \$	794,332					