



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	031024722	031021162001	031023041001	031021936001	031021545001	031023645001
STREET #	3055 S	2852 S	2950 S	2962 S	2845 S	3084 S
STREET	ELATI	CHEROKEE	BANNOCK	GALAPAGO	ACOMA	BANNOCK
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		468308	460687	375170	528176	512367
Original Sale Price	0	470000	365000	300000	440000	475000
Concessions and PP	0	0	-6600	-200	0	-1200
Parcel Number	1971-34-2-23-018	1971-34-2-08-009	1971-34-2-16-007	1971-34-2-11-007	1971-34-2-09-019	1971-34-2-19-004
Neighborhood	1291	1291	1291	1291	1291	1291
Neighborhood Group	214500	214500	214500	214500	214500	214500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	240000	240000	240000	172800	192000	240000
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	1900	1910	1909	1939	1920	1916
Remodel Year	0	0	0	0	0	0
Valuation Grade	D	C	C	D	C	C
Living Area	792	784	836	774	692	960
Basement/Garden lvl	0	0	264	288	392	0
Finish Bsmt/Grdn lvl	0	0	0	288	369	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	300	264	224	0	264	0
Open Porch	98	0	96	0	85	90
Deck/Terrace	0	244	108	0	0	0
Total Bath Count	1	1	1	1	1	1
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	402228	450407	487932	387271	459654	498571
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		04/05/2022	11/12/2020	01/15/2021	04/26/2021	11/15/2021
Time Adj Sale Price		468,308	460,687	375,170	528,176	512,367
Adjusted Sale Price		420,129	374,983	390,127	470,750	416,024
ADJ MKT \$	410,669					