

APPEAL PROCEDURES



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	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	034894128	031046033001	031048214001	031048168001	031049245001	031049130001
STREET #	2106 E	3191 S	3148 S	3105 S	2230 E	2299 E
STREET	DARTMOUTH	VINE	YORK	YORK	FLOYD	FLOYD
STREET TYPE	CIR	ST	ST	ST	AVE	PL
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		555000	793833	875893	615000	741400
Original Sale Price	0	555000	620000	740000	615000	550000
Concessions and PP	0	0	-7380	17300	0	0
Parcel Number	1971-35-1-03-007	1971-35-4-02-012	1971-35-4-14-005	1971-35-4-13-017	1971-35-4-17-022	1971-35-4-17-011
Neighborhood	131	131	131	131	131	131
Neighborhood Group	214750	214750	214750	214750	214750	214750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	315000	315000	315000	315000	315000	315000
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	1956	1953	1954	1954	1955	1955
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1783	1688	1604	2052	1404	1377
Basement/Garden lvl	0	0	574	997	0	1377
Finish Bsmt/Grdn lvl	0	0	517	975	0	413
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	506	0	0
Detached Garage	588	0	440	0	440	576
Open Porch	245	408	363	39	168	394
Deck/Terrace	140	216	419	0	112	0
Total Bath Count	2	2	3	3	2	3
Fireplaces	1	1	1	2	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	707994	610771	791594	825382	667620	780746
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		06/23/2022	11/02/2020	07/12/2021	05/27/2022	08/03/2020
Time Adj Sale Price		555,000	793,833	875,893	615,000	741,400
Adjusted Sale Price		652,223	710,233	758,505	655,374	668,648
ADJ MKT \$	686,710					

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