

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

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><div>NO PHOTO AVAILABLE</div><div>NO PHOTO AVAILABLE</div><div>NO PHOTO AVAILABLE</div><div>NO PHOTO AVAILABLE</div><div>NO PHOTO AVAILABLE</div></div></div>						
	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	031037131	031036917001	031037166001	031037719001	031036399001	031037689001
STREET #	1551 E	1331 E	1510 E	2900 S	2856 S	2961 S
STREET	BATES	BATES	AMHERST	EMERSON	CLARKSON	EMERSON
STREET TYPE	PKY	PKY	AVE	ST	CIR	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		681242	774200	839609	760244	637000
Original Sale Price	0	598000	775000	635000	620000	637000
Concessions and PP	0	0	-800	-4000	0	0
Parcel Number	1971-35-2-09-011	1971-35-2-08-008	1971-35-2-09-014	1971-35-2-13-001	1971-35-2-05-003	1971-35-2-12-011
Neighborhood	266	266	266	266	266	266
Neighborhood Group	214750	214750	214750	214750	214750	214750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	290000	290000	290000	348000	290000	290000
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	1950	1947	1958	1958	1946	1958
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	962	962	1148	1124	1288	1131
Basement/Garden lvl	962	962	1148	1124	1032	0
Finish Bsmt/Grdn lvl	913	762	1033	1076	972	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	220	308	0	297	209
Detached Garage	264	0	484	440	0	0
Open Porch	90	78	312	0	244	0
Deck/Terrace	16	0	0	128	252	240
Total Bath Count	2	2	2	3	2	1
Fireplaces	0	0	0	1	1	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	686654	684065	790699	855013	761268	650646
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/18/2021	06/17/2022	09/24/2020	03/03/2021	05/05/2022
Time Adj Sale Price		681,242	774,200	839,609	760,244	637,000
Adjusted Sale Price		683,831	670,155	671,250	685,630	673,008
ADJ MKT \$	680,652					