

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



NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE
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	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
PARCEL ID	031038537	031040337001	031038944001	031040248001	031039941001	031038618001
STREET #	2970 S	3059 S	2921 S	3017 S	1341 E	1421 E
STREET	MARION	CORNELL	FRANKLIN	CORNELL	DARTMOUTH	CORNELL
STREET TYPE	ST	CIR	ST	CIR	AVE	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1047040	1400252	887025	808080	1765440
Original Sale Price	0	800000	1300000	815000	700000	1350000
Concessions and PP	0	0	-100	23477	0	-1100
Parcel Number	1971-35-2-17-008	1971-35-2-24-005	1971-35-2-18-020	1971-35-2-23-041	1971-35-2-23-011	1971-35-2-17-016
Neighborhood	60	60	60	60	60	60
Neighborhood Group	214120	214120	214120	214120	214120	214120
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	348000	435000	435000	435000	217500	435000
Improvement Type	Mid-Century Modern	Mid-Century Modern	Mid-Century Modern	Mid-Century Modern	Mid-Century Modern	Mid-Century Modern
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	1946	1955	1956	1952	1953	1955
Remodel Year	2009	2020	2010	2014	2014	2020
Valuation Grade	B	B	A	B	B	A
Living Area	1822	1485	1962	1477	1360	1720
Basement/Garden lvl	0	0	0	0	0	0
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	235	0	590	352	264	0
Detached Garage	0	0	0	0	0	0
Open Porch	0	0	86	144	37	353
Deck/Terrace	530	324	775	464	121	199
Total Bath Count	3	2	2	2	1	2
Fireplaces	1	1	1	2	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1179219	1180742	1414930	1053230	853261	1498274
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/30/2020	12/02/2021	01/20/2022	08/20/2021	12/04/2020
Time Adj Sale Price		1,047,040	1,400,252	887,025	808,080	1,765,440
Adjusted Sale Price		1,045,517	1,164,541	1,013,014	1,134,038	1,446,385
ADJ MKT \$	1,153,145					

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.arapahogov.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