

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	031038812	031039096001	031040086001	031038740001	031038944001	031040248001
STREET #	2940 S	1441 E	3001 S	1312 E	2921 S	3017 S
STREET	LAFAYETTE	CORNELL	FRANKLIN	BATES	FRANKLIN	CORNELL
STREET TYPE	DR	PL	ST	AVE	ST	CIR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1018849	1350118	1127528	1400252	887025
Original Sale Price	0	736800	1210000	825000	1300000	815000
Concessions and PP	0	-1700	0	0	-100	23477
Parcel Number	1971-35-2-18-007	1971-35-2-19-006	1971-35-2-23-025	1971-35-2-17-029	1971-35-2-18-020	1971-35-2-23-041
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	435000	435000	435000	304500	435000	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	Multi-Level	1 Story/Ranch	1 Story/Ranch
Year Built	1953	1955	1956	1960	1956	1952
Remodel Year	0	0	0	0	2010	2014
Valuation Grade	B	B	A	B	A	B
Living Area	1960	1617	1878	2082	1962	1477
Basement/Garden lvl	0	0	0	366	0	0
Finish Bsmt/Grdn lvl	0	0	0	366	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	462	0	590	352
Detached Garage	0	0	0	0	0	0
Open Porch	0	0	273	0	86	144
Deck/Terrace	240	309	70	595	775	464
Total Bath Count	2	2	2	3	2	2
Fireplaces	1	1	1	1	1	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1035458	1042473	1221812	1124069	1414930	1053230
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/21/2020	10/14/2021	09/04/2020	12/02/2021	01/20/2022
Time Adj Sale Price		1,018,849	1,350,118	1,127,528	1,400,252	887,025
Adjusted Sale Price		1,011,834	1,163,764	1,038,917	1,020,780	869,253
ADJ MKT \$	1,048,565					

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