



	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	031042828	031042828001	031041929001	031044049001	031044821001	031041732001
STREET #	3255 S	3255 S	3147 S	3315 S	3369 S	3111 S
STREET	DOWNING	DOWNING	EMERSON	MARION	EMERSON	OGDEN
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING						
Time Adj Sale Price		732354	740664	707826	620874	812051
Original Sale Price	735000	735000	635000	665000	510000	715000
Concessions and PP	0	0	0	0	0	-8500
Parcel Number	1971-35-3-12-017	1971-35-3-12-017	1971-35-3-08-016	1971-35-3-18-020	1971-35-3-22-012	1971-35-3-07-022
Neighborhood	790	790	790	790	790	790
Neighborhood Group	214500	214500	214500	214500	214500	214500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	207000	207000	230000	230000	207000	230000
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	1952	1952	1952	1952	1947	1955
Remodel Year	2019	2019	2021	2016	2020	2017
Valuation Grade	C	C	C	C	C	C
Living Area	920	920	872	960	837	1026
Basement/Garden lvl	776	776	872	960	765	1026
Finish Bsmt/Grdn lvl	736	736	785	960	765	923
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	240	240	480	480	0	528
Open Porch	28	28	244	308	75	24
Deck/Terrace	161	161	0	0	0	564
Total Bath Count	2	2	2	3	2	2
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	665524	665524	707766	737546	605175	741147
VALUATION						
SALE DATE		04/22/2022	06/08/2021	12/28/2021	03/25/2021	07/14/2021
Time Adj Sale Price		732,354	740,664	707,826	620,874	812,051
Adjusted Sale Price		732,354	698,422	635,804	681,223	736,428
ADJ MKT \$	730,165					

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