

APPEAL PROCEDURES



	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	031044499	031041929002	031041694001	031041945001	031044715001	031044511001
STREET #	3303 S	3147 S	3155 S	3131 S	3331 S	3300 S
STREET	CORONA	EMERSON	OGDEN	EMERSON	OGDEN	EMERSON
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		535656	620676	590439	533055	500620
Original Sale Price	0	440000	540000	485000	417000	494000
Concessions and PP	0	0	0	0	-2300	0
Parcel Number	1971-35-3-20-021	1971-35-3-08-016	1971-35-3-07-018	1971-35-3-08-018	1971-35-3-21-021	1971-35-3-21-001
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	230000	230000	230000	230000	230000	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	1956	1952	1952	1951	1953	1952
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	861	872	905	1000	892	896
Basement/Garden lvl	861	872	905	960	0	0
Finish Bsmt/Grdn lvl	775	523	860	960	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	462	0	352	576	352	504
Open Porch	35	244	55	220	32	338
Deck/Terrace	240	0	246	32	300	0
Total Bath Count	2	2	2	2	1	1
Fireplaces	0	0	0	0	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	641670	581175	649865	632986	538299	534465
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/18/2021	07/30/2021	03/10/2021	11/25/2020	03/02/2022
Time Adj Sale Price		535,656	620,676	590,439	533,055	500,620
Adjusted Sale Price		596,151	612,481	599,123	636,426	607,825
ADJ MKT \$	606,845					

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