

APPEAL PROCEDURES



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	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	031049296	031045789001	031045819001	031049172001	031035007001	031048273001
STREET #	2100 E	2341 E	2362 E	2399 E	2109 E	2298 E
STREET	FLOYD	DARTMOUTH	DARTMOUTH	FLOYD	DARTMOUTH	EASTMAN
STREET TYPE	AVE	PL	AVE	PL	CIR	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1297127	841826	682394	892833	883784
Original Sale Price	0	1125000	635000	595000	680000	676000
Concessions and PP	0	-3500	-10500	-5000	-9000	-3000
Parcel Number	1971-35-4-17-027	1971-35-4-01-011	1971-35-4-01-014	1971-35-4-17-015	1971-35-1-02-001	1971-35-4-14-011
Neighborhood	131	131	131	131	131	131
Neighborhood Group	214750	214750	214750	214750	214750	214750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	315000	315000	283500	189000	315000	315000
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	1955	1954	1956	1955	1956	1954
Remodel Year	2019	2021	2017	2013	2011	2016
Valuation Grade	B	B	C	C	C	B
Living Area	2546	2555	1587	1932	1512	1404
Basement/Garden lvl	902	0	534	0	700	0
Finish Bsmt/Grdn lvl	810	0	534	0	700	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	440	441	0	437	0
Detached Garage	504	0	0	440	0	500
Open Porch	48	36	276	36	514	168
Deck/Terrace	0	396	184	370	633	375
Total Bath Count	3	3	2	2	2	2
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1107758	1159899	826344	714531	851392	898778
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/16/2021	08/06/2020	07/30/2021	09/16/2020	10/22/2020
Time Adj Sale Price		1,297,127	841,826	682,394	892,833	883,784
Adjusted Sale Price		1,244,986	1,123,240	1,075,621	1,149,199	1,092,764
ADJ MKT \$	1,163,166					

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