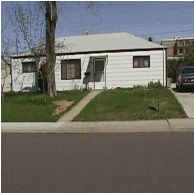


YOU HAVE THE RIGHT TO APPEAL YOUR PROPERTY VALUE OR ITS CLASSIFICATION.



Arapahoe County
ASSESSOR OFFICE

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

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
PARCEL ID	031053480	031053480001	031051614001	031064589001	031052734001	031053340001
STREET #	1236	1236	1200	830	1100	1201
STREET	YUBA	YUBA	VAUGHN	ZION	WORCHESTER	YUBA
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		459370	439902	446024	455840	497280
Original Sale Price	330000	330000	340500	318000	385000	420000
Concessions and PP	-3000	-3000	-650	-500	0	0
Parcel Number	1973-01-1-19-006	1973-01-1-19-006	1973-01-1-12-007	1973-01-4-01-026	1973-01-1-15-014	1973-01-1-18-010
Neighborhood	1210	1210	1210	1210	1210	1210
Neighborhood Group	204300	204300	204300	204300	204300	204300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	147200	147200	184000	147200	184000	184000
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	1953	1953	1952	1954	1952	1953
Remodel Year	2020	2020	2020	2019	2021	2019
Valuation Grade	C	C	C	C	C	C
Living Area	1110	1110	1098	1128	1098	1098
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	0	0	0	0	0	0
Detached Garage	576	576	0	0	0	528
Open Porch	240	240	24	0	0	0
Deck/Terrace	276	276	361	1200	189	64
Total Bath Count	2	2	2	2	2	2
Fireplaces	0	0	0	0	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	453474	453474	478934	449445	471946	482242
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		09/14/2020	03/10/2021	09/18/2020	09/29/2021	09/03/2021
Time Adj Sale Price		459,370	439,902	446,024	455,840	497,280
Adjusted Sale Price		459,370	414,442	450,053	437,368	468,512
ADJ MKT \$	448,814					