



	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
PARCEL ID	031054494	031056055001	031056179002	031054672001	031056098001	031055351001
STREET #	12785 E	1360	1375	12595 E	1320	1355
STREET	14TH	SCRANTON	TROY	14TH	SCRANTON	RACINE
STREET TYPE	AVE	ST	ST	AVE	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		438876	421328	484690	452767	485008
Original Sale Price	0	375000	340000	436500	323500	390000
Concessions and PP	0	-10000	0	0	-1200	-9900
Parcel Number	1973-01-2-01-004	1973-01-2-09-005	1973-01-2-09-017	1973-01-2-02-018	1973-01-2-09-009	1973-01-2-05-015
Neighborhood	1321	1321	1321	1321	1321	1321
Neighborhood Group	204300	204300	204300	204300	204300	204300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	195000	195000	195000	195000	195000	195000
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	1957	1957	1957	1956	1957	1956
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1092	1092	1092	1092	1092	1092
Basement/Garden lvl	1092	1092	1092	1092	1092	1092
Finish Bsmt/Grdn lvl	328	0	819	1037	1037	1037
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	0	0	0	0	0	0
Open Porch	0	276	310	75	0	275
Deck/Terrace	75	75	75	0	627	0
Total Bath Count	2	2	2	2	2	2
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	430842	441800	453463	483334	476273	472990
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/18/2021	06/18/2021	01/25/2022	09/25/2020	04/29/2021
Time Adj Sale Price		438,876	421,328	484,690	452,767	485,008
Adjusted Sale Price		427,918	398,707	432,198	407,336	442,860
ADJ MKT \$	421,141					

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