

APPEAL PROCEDURES



NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE
-----------------------	-----------------------	-----------------------	-----------------------	-----------------------

	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	031059712	031059909001	031057949002	031063710001	031054958002	031060231001
STREET #	1040	900	1235	849	12235 E	1041
STREET	TUCSON	TROY	SCRANTON	SCRANTON	13TH	TROY
STREET TYPE	ST	ST	ST	ST	AVE	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		514987	384768	409536	405296	474012
Original Sale Price	0	409500	320000	395000	365000	350000
Concessions and PP	0	0	0	0	0	-3500
Parcel Number	1973-01-3-01-004	1973-01-3-02-010	1973-01-2-16-022	1973-01-3-15-035	1973-01-2-03-012	1973-01-3-03-024
Neighborhood	218	218	218	218	218	218
Neighborhood Group	204300	204300	204300	204300	204300	204300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	180000	180000	180000	180000	180000	180000
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	1953	1952	1954	1952	1953
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	2041	1996	2075	1909	1947	2183
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	480	576	0	0	0	0
Open Porch	42	30	274	0	220	214
Deck/Terrace	190	405	0	240	160	0
Total Bath Count	2	2	2	2	3	2
Fireplaces	0	1	1	0	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	454099	467517	438178	434086	462297	451590
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		05/19/2021	08/16/2021	05/31/2022	01/18/2022	11/30/2020
Time Adj Sale Price		514,987	384,768	409,536	405,296	474,012
Adjusted Sale Price		501,569	400,689	429,549	397,098	476,521
ADJ MKT \$	442,650					

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