



	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	031076030	031076056001	031078636001	031072867001	031078849001	031076102001
STREET #	1356	1340	1188	1172	1189	11025 E
STREET	KENTON	KENTON	JAMAICA	NEWARK	JOLIET	13TH
STREET TYPE	ST	ST	ST	ST	ST	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		330337	457514	415132	337664	384264
Original Sale Price	0	266573	346000	335000	320000	270000
Concessions and PP	0	0	-7000	0	0	0
Parcel Number	1973-02-2-14-005	1973-02-2-14-007	1973-02-2-29-001	1973-02-1-13-002	1973-02-2-29-022	1973-02-2-14-012
Neighborhood	2549	2549	2549	2549	2549	2549
Neighborhood Group	204300	204300	204300	204300	204300	204300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	170000	170000	170000	170000	170000	170000
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	1951	1951	1950	1951	1951	1951
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	938	939	949	868	864	1014
Basement/Garden lvl	0	0	778	460	0	0
Finish Bsmt/Grdn lvl	0	0	739	460	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	209	0	273	0	260	0
Detached Garage	0	0	0	308	0	0
Open Porch	105	135	204	120	76	60
Deck/Terrace	144	0	16	146	0	16
Total Bath Count	1	1	2	2	1	1
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	390304	384669	448083	380159	394843	397359
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		06/08/2021	12/17/2020	06/08/2021	04/29/2022	08/17/2020
Time Adj Sale Price		330,337	457,514	415,132	337,664	384,264
Adjusted Sale Price		335,972	399,735	425,277	333,125	377,209
ADJ MKT \$	358,376					

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