

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

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

<div><div></div><div>ARAPAHOE COUNTY</div></div>						
						
	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	
	*****	*****	*****	*****	*****	
PARCEL ID	033831578	034949691001	031001552001	032421533001	031002257001	031000114001
STREET #	2071 W	2295 W	2000 W	2051 W	2360 W	2101 W
STREET	ILIFF	ILIFF	ADRIATIC	ILIFF	ILIFF	ADRIATIC
STREET TYPE	AVE	AVE	PL	AVE	AVE	PL
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		429250	396209	454613	450642	437912
Original Sale Price	0	301609	351000	369415	442500	430000
Concessions and PP	0	0	0	-2555	0	0
Parcel Number	1971-28-2-05-087	1971-28-2-28-002	1971-28-2-11-012	1971-28-2-05-057	1971-28-3-02-049	1971-28-2-02-006
Neighborhood	789	789	789	789	789	789
Neighborhood Group	215300	215300	215300	215300	215300	215300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	143000	143000	107200	143000	143000	107200
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	1941	1936	1961	1937	1952	1955
Remodel Year	0	0	0	0	1999	2009
Valuation Grade	C	C	C	D	C	C
Living Area	832	936	792	1015	779	755
Basement/Garden lvl	416	0	0	300	0	755
Finish Bsmt/Grdn lvl	333	0	0	0	0	717
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	0	0	0	0	480	0
Open Porch	0	54	32	310	220	45
Deck/Terrace	24	242	335	0	0	164
Total Bath Count	1	1	1	1	1	1
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	437893	388351	399165	420115	463136	441889
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/03/2020	12/03/2021	06/07/2021	06/15/2022	06/07/2022
Time Adj Sale Price		429,250	396,209	454,613	450,642	437,912
Adjusted Sale Price		478,792	434,937	472,391	425,399	433,916
ADJ MKT \$	454,921					