

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

The comparable sales listed below were used to value your property as of the appraisal date of 06/30/22

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.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>ARAPAHOE COUNTY</div></div><div><div>NO PHOTO AVAILABLE</div></div></div>						
	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	031010969	031011591001	031011639001	031011957001	034123563001	031011922001
STREET #	2055 W	1901 W	1940 W	1965 W	2280 W	1987 W
STREET	HAMILTON	GIRARD	GIRTON	GIRTON	BALTIC	GIRTON
STREET TYPE	PL	AVE	AVE	AVE	PL	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		539156	335893	441930	401717	512097
Original Sale Price	0	450000	235000	365000	306000	404000
Concessions and PP	0	-1600	-2000	-3000	0	-2670
Parcel Number	1971-33-3-02-002	1971-33-3-10-008	1971-33-3-10-012	1971-33-3-15-005	1971-28-2-21-001	1971-33-3-15-002
Neighborhood	1960	1960	1960	1960	789	1960
Neighborhood Group	215300	215300	215300	215300	215300	215300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	117000	143000	130000	143000	143000	143000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	2 Story	1 Story/Ranch
Year Built	1943	1961	1952	1957	1945	1962
Remodel Year	0	0	0	0	0	0
Valuation Grade	D	C	D	D	C	C
Living Area	1114	1158	672	1528	1336	1536
Basement/Garden lvl	0	768	0	0	0	0
Finish Bsmt/Grdn lvl	0	768	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	480	0	0	0	0
Detached Garage	0	0	624	480	0	576
Open Porch	60	0	93	32	0	0
Deck/Terrace	0	0	0	0	0	144
Total Bath Count	1	1	1	1	1	2
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	376377	522203	364320	422355	396368	503218
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/18/2021	07/14/2020	07/19/2021	02/23/2021	04/02/2021
Time Adj Sale Price		539,156	335,893	441,930	401,717	512,097
Adjusted Sale Price		393,330	347,950	395,952	381,726	385,256
ADJ MKT \$	380,721					