

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



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.arapahogov.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

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
PARCEL ID	031030242	031032504001	031032717001	031029881001	031030617001	031030005001
STREET #	3120 S	3285 S	3284 S	3173 S	3111 S	3126 S
STREET	GRANT	WASHINGTON	WASHINGTON	PEARL	GRANT	LOGAN
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		644239	655413	637525	581162	483976
Original Sale Price	0	565000	664000	491000	550000	362450
Concessions and PP	0	-4500	-7800	-1500	-4000	-4850
Parcel Number	1971-34-4-05-003	1971-34-4-15-014	1971-34-4-16-011	1971-34-4-03-016	1971-34-4-06-023	1971-34-4-04-004
Neighborhood	1054	1054	1054	1054	1054	1054
Neighborhood Group	214500	214500	214500	214500	214500	214500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	237000	237000	237000	237000	237000	213300
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	1920	1930	1917	1962	1953	1924
Remodel Year	2009	2003	2016	2018	2005	2019
Valuation Grade	C	C	C	C	C	C
Living Area	912	902	936	906	968	822
Basement/Garden lvl	720	624	672	480	993	572
Finish Bsmt/Grdn lvl	0	622	605	327	726	230
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	0	528	400	240	0	0
Open Porch	366	207	192	21	50	96
Deck/Terrace	330	238	476	182	239	28
Total Bath Count	1	2	2	2	2	1
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	536942	627353	646947	643626	614241	543521
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/09/2021	06/21/2022	10/29/2020	12/10/2021	07/14/2020
Time Adj Sale Price		644,239	655,413	637,525	581,162	483,976
Adjusted Sale Price		553,828	545,408	530,841	503,863	477,397
ADJ MKT \$	530,722					