

APPEAL PROCEDURES



	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	032428996	032429305001	032344733001	032605081001	032888199001	032343885001
STREET #	19631 E	19836 E	19809 E	19531 E	2781 S	19614 E
STREET	BETHANY	BETHANY	GIRARD	BROWN	CEYLON	GIRARD
STREET TYPE	DR	DR	AVE	DR	ST	DR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		530536	495416	507960	549648	481398
Original Sale Price	0	470000	470000	450000	495000	475000
Concessions and PP	0	0	-500	0	0	-2300
Parcel Number	1975-34-1-27-002	1975-34-1-29-001	1975-34-4-17-010	1975-34-1-64-007	1975-34-2-25-017	1975-34-4-14-001
Neighborhood	2752	2752	2752	2752	2752	2752
Neighborhood Group	217300	217300	217300	217300	217300	217300
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	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1984	1984	1983	1986	1992	1983
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1379	1379	1379	1386	1323	1379
Basement/Garden lvl	888	888	888	888	636	0
Finish Bsmt/Grdn lvl	888	0	0	0	575	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	300	400	220	400	400	400
Detached Garage	0	0	0	0	0	0
Open Porch	96	96	48	89	248	96
Deck/Terrace	253	649	606	193	0	165
Total Bath Count	3	3	2	2	3	2
Fireplaces	1	1	0	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	549599	532707	506505	522925	550519	504417
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/27/2021	04/05/2022	12/07/2021	01/14/2022	06/29/2022
Time Adj Sale Price		530,536	495,416	507,960	549,648	481,398
Adjusted Sale Price		547,428	538,510	534,634	548,728	526,580
ADJ MKT \$	540,487					

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