

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 9. 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.arapahoeco.gov/assessor by June 9.

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. - 4:30 p.m. Walk-in appointments may be made May 1, 2025 - May 23, 2025 only. County building doors close at 4:00 p.m.

ASSESSOR'S DETERMINATION: The Assessor must make a decision on your appeal and mail a Notice of Determination to you by Aug 15, 2025.

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 September 15, 2025.

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 9, 2025

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
PARCEL ID	031632871	031635144001	031635403001	031654301001	031635004001	031633729001
STREET #	3519 S	3529 S	3643 S	4275 S	3697 S	3515 S
STREET	NUCLA	LEWISTON	MOBILE	NAPLES	NORFOLK	OURAY
STREET TYPE	ST	WAY	WAY	WAY	WAY	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		420100	401000	435900	514500	405000
Original Sale Price	0	430000	401000	438000	500000	415000
Concessions and PP	0	-1300	0	-10657	-10000	-10000
Parcel Number	2073-05-1-05-002	2073-05-1-13-005	2073-05-1-13-051	2073-05-4-14-037	2073-05-1-12-018	2073-05-1-07-026
Neighborhood	1588	1588	1588	1588	1588	1588
Neighborhood Group	217300	217300	217300	217300	217300	217300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	175000	175000	183800	175000	175000	175000
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	1978	1979	1979	1981	1978	1979
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1120	1120	1120	1112	1288	912
Basement/Garden lvl	1120	1120	1120	912	1120	912
Finish Bsmt/Grdn lvl	1120	896	1008	0	1009	820
Walkout Basement	0	0	0	0	0	0
Attached Garage	440	440	440	440	440	440
Detached Garage	0	0	0	0	0	0
Open Porch	0	200	0	0	390	200
Deck/Terrace	48	0	200	216	0	0
Total Bath Count	3	2	3	1	2	2
Fireplaces	1	0	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	500890	474145	402692	452093	481641	457555
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		04/29/2024	06/28/2024	09/27/2023	11/28/2022	08/19/2022
Time Adj Sale Price		420,100	401,000	435,900	514,500	405,000
Adjusted Sale Price		446,845	499,198	484,697	533,749	448,335
ADJ MKT \$	475,612					