



**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](http://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**

	<b>SUBJECT</b>	<b>SALE 1</b>	<b>SALE 2</b>	<b>SALE 3</b>	<b>SALE 4</b>	<b>SALE 5</b>
	*****	*****	*****	*****	*****	*****
PARCEL ID	031633478	031653061001	031636337001	031653410001	031653096001	031635594001
STREET #	16601 E	4143 S	3804 S	16512 E	16860 E	3546 S
STREET	ITHACA	OURAY	OURAY	PRINCETON	OXFORD	NORFOLK
STREET TYPE	PL	WAY	WAY	PL	DR	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		499800	487800	479800	510800	506600
Original Sale Price	0	495000	470000	485000	510000	485000
Concessions and PP	0	-5000	-1000	-10000	-18800	-2500
Parcel Number	2073-05-1-07-001	2073-05-4-09-013	2073-05-1-16-012	2073-05-4-11-010	2073-05-4-09-016	2073-05-1-13-070
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	175000	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	1980	1979	1980	1980	1979
Remodel Year	2010	2010	2014	2010	2008	2007
Valuation Grade	C	C	C	C	C	C
Living Area	1120	1120	1120	1080	1120	1120
Basement/Garden lvl	1120	1120	1120	960	1120	1120
Finish Bsmt/Grdn lvl	0	780	1120	912	986	952
Walkout Basement	0	0	0	0	0	0
Attached Garage	440	440	440	418	440	440
Detached Garage	0	0	0	0	0	0
Open Porch	0	200	0	0	0	200
Deck/Terrace	0	0	200	0	144	0
Total Bath Count	2	3	2	2	3	2
Fireplaces	1	1	1	1	0	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	467605	500325	504179	485174	503000	501475
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		03/08/2023	02/17/2023	04/06/2023	12/22/2022	11/01/2022
Time Adj Sale Price		<b>499,800</b>	<b>487,800</b>	<b>479,800</b>	<b>510,800</b>	<b>506,600</b>
Adjusted Sale Price		<b>467,080</b>	<b>451,226</b>	<b>462,231</b>	<b>475,405</b>	<b>472,730</b>
ADJ MKT \$	<b>465,934</b>					