



**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**

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
PARCEL ID	031633516	031633729001	031634083001	031635047001	031651573001	031634768001
STREET #	16661 E	3515 S	3608 S	3657 S	16854 E	3730 S
STREET	ITHACA	OURAY	OURAY	NORFOLK	NASSAU	NORFOLK
STREET TYPE	PL	ST	ST	WAY	DR	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		405000	466500	484500	424300	416100
Original Sale Price	0	415000	476000	485000	415000	413000
Concessions and PP	0	-10000	0	-500	-7000	-9000
Parcel Number	2073-05-1-07-005	2073-05-1-07-026	2073-05-1-09-008	2073-05-1-12-022	2073-05-4-05-004	2073-05-1-11-013
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	1979	1978	1979	1980	1979
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	912	912	912	912	912	912
Basement/Garden lvl	912	912	912	912	912	912
Finish Bsmt/Grdn lvl	0	820	0	866	820	547
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	200	0	0
Deck/Terrace	456	0	110	0	0	0
Total Bath Count	2	2	2	2	2	2
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	451875	457555	442716	458344	468073	451671
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		08/19/2022	04/30/2024	05/26/2023	10/14/2022	12/21/2023
Time Adj Sale Price		<b>405,000</b>	<b>466,500</b>	<b>484,500</b>	<b>424,300</b>	<b>416,100</b>
Adjusted Sale Price		<b>399,320</b>	<b>475,659</b>	<b>478,031</b>	<b>408,102</b>	<b>416,304</b>
ADJ MKT \$	<b>432,905</b>					