

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	031634059	031635004001	031654301001	031635144001	031636213001	031635403001
STREET #	3576 S	3697 S	4275 S	3529 S	16827 E	3643 S
STREET	OURAY	NORFOLK	NAPLES	LEWISTON	KENT	MOBILE
STREET TYPE	ST	WAY	WAY	WAY	DR	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		514500	435900	420100	515100	401000
Original Sale Price	0	500000	438000	430000	505000	401000
Concessions and PP	0	-10000	-10657	-1300	0	0
Parcel Number	2073-05-1-09-005	2073-05-1-12-018	2073-05-4-14-037	2073-05-1-13-005	2073-05-1-15-047	2073-05-1-13-051
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	183800
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	1979	1978	1981	1979	1979	1979
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1264	1288	1112	1120	1360	1120
Basement/Garden lvl	884	1120	912	1120	1360	1120
Finish Bsmt/Grdn lvl	0	1009	0	896	0	1008
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	208	390	0	200	0	0
Deck/Terrace	0	0	216	0	0	200
Total Bath Count	1	2	1	2	3	3
Fireplaces	0	1	1	0	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	451824	481641	452093	474145	483589	402692
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		11/28/2022	09/27/2023	04/29/2024	03/09/2023	06/28/2024
Time Adj Sale Price		514,500	435,900	420,100	515,100	401,000
Adjusted Sale Price		484,683	435,631	397,779	483,335	450,132
ADJ MKT \$	456,239					