



**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	031635098	031638429001	031633834001	031651298001	031651620001	031638542001
STREET #	3602 S	16675 E	3636 S	16791 E	16805 E	16777 E
STREET	MOBILE	MANSFIELD	OLATHE	NASSAU	NAVARRO	MANSFIELD
STREET TYPE	WAY	CIR	WAY	DR	DR	CIR
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		453500	488800	499600	526300	493900
Original Sale Price	0	470000	470000	515000	520000	489000
Concessions and PP	0	-2500	0	0	-4000	0
Parcel Number	2073-05-1-12-027	2073-05-1-29-010	2073-05-1-08-010	2073-05-4-02-008	2073-05-4-05-009	2073-05-1-30-008
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	Multi-Level	Multi-Level	Multi-Level	Multi-Level	Multi-Level	Multi-Level
Year Built	1979	1980	1978	1980	1980	1980
Remodel Year	0	0	0	2012	2008	2011
Valuation Grade	C	C	C	C	C	C
Living Area	1192	912	1420	912	1420	912
Basement/Garden lvl	912	912	576	912	576	912
Finish Bsmt/Grdn lvl	697	782	346	480	576	480
Walkout Basement	0	0	0	0	0	0
Attached Garage	440	440	456	440	456	440
Detached Garage	0	0	0	0	0	0
Open Porch	252	0	0	0	0	200
Deck/Terrace	0	200	112	200	240	0
Total Bath Count	2	2	3	2	3	2
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	480379	463119	487882	473543	513580	483752
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		07/18/2022	02/21/2023	07/27/2022	03/17/2023	09/06/2022
Time Adj Sale Price		<b>453,500</b>	<b>488,800</b>	<b>499,600</b>	<b>526,300</b>	<b>493,900</b>
Adjusted Sale Price		<b>470,760</b>	<b>481,297</b>	<b>506,436</b>	<b>493,099</b>	<b>490,527</b>
ADJ MKT \$	<b>483,766</b>					