



**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	031635756	031652740001	031636213001	031635004001	031635144001	031635403001
STREET #	16866 E	16859 E	16827 E	3697 S	3529 S	3643 S
STREET	KENYON	OXFORD	KENT	NORFOLK	LEWISTON	MOBILE
STREET TYPE	DR	DR	DR	WAY	WAY	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		617400	515100	514500	420100	401000
Original Sale Price	0	600000	505000	500000	430000	401000
Concessions and PP	0	-12000	0	-10000	-1300	0
Parcel Number	2073-05-1-15-001	2073-05-4-08-014	2073-05-1-15-047	2073-05-1-12-018	2073-05-1-13-005	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	1980	1979	1978	1979	1979
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1620	1620	1360	1288	1120	1120
Basement/Garden lvl	1620	1620	1360	1120	1120	1120
Finish Bsmt/Grdn lvl	0	1458	0	1009	896	1008
Walkout Basement	0	0	0	0	0	0
Attached Garage	616	616	440	440	440	440
Detached Garage	0	0	0	0	0	0
Open Porch	160	360	0	390	200	0
Deck/Terrace	240	0	0	0	0	200
Total Bath Count	2	3	3	2	2	3
Fireplaces	1	1	1	1	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	505205	540813	483589	481641	474145	402692
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		11/30/2022	03/09/2023	11/28/2022	04/29/2024	06/28/2024
Time Adj Sale Price		<b>617,400</b>	<b>515,100</b>	<b>514,500</b>	<b>420,100</b>	<b>401,000</b>
Adjusted Sale Price		<b>581,792</b>	<b>536,716</b>	<b>538,064</b>	<b>451,160</b>	<b>503,513</b>
ADJ MKT \$	<b>570,586</b>					