



**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	031635900	031634130001	031638437001	031651565001	031634806001	031637121001
STREET #	16662 E	3638 S	16683 E	16874 E	3770 S	3856 S
STREET	KENYON	OURAY	MANSFIELD	NASSAU	NORFOLK	OLATHE
STREET TYPE	DR	ST	CIR	DR	WAY	CIR
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		522500	499600	465500	469700	494900
Original Sale Price	0	538000	515000	472000	470000	505000
Concessions and PP	0	-10200	0	-1800	-5000	0
Parcel Number	2073-05-1-15-016	2073-05-1-09-013	2073-05-1-29-011	2073-05-4-05-003	2073-05-1-11-017	2073-05-1-20-010
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	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1979	1979	1980	1981	1979	1980
Remodel Year	0	0	0	0	1985	2007
Valuation Grade	C	C	C	C	C	C
Living Area	1936	1936	1360	1360	1360	1360
Basement/Garden lvl	936	936	680	680	680	680
Finish Bsmt/Grdn lvl	0	374	0	476	544	680
Walkout Basement	0	0	0	0	0	0
Attached Garage	460	460	440	440	440	440
Detached Garage	0	0	0	0	0	0
Open Porch	0	0	0	144	200	180
Deck/Terrace	0	120	256	144	0	200
Total Bath Count	3	3	3	3	3	4
Fireplaces	1	1	0	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	494251	514566	468111	486959	485356	502249
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		07/13/2023	07/15/2022	06/02/2023	09/27/2022	04/25/2024
Time Adj Sale Price		<b>522,500</b>	<b>499,600</b>	<b>465,500</b>	<b>469,700</b>	<b>494,900</b>
Adjusted Sale Price		<b>502,185</b>	<b>525,740</b>	<b>472,792</b>	<b>478,595</b>	<b>486,902</b>
ADJ MKT \$	<b>501,336</b>					