

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	031636094	031652936001	031635918001	031652090001	031651646001	031637015001
STREET #	16683 E	4053 S	16642 E	16691 E	16825 E	3755 S
STREET	KENT	OLATHE	KENYON	NAVARRO	NAVARRO	OLATHE
STREET TYPE	DR	CT	DR	DR	DR	CIR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		593200	540000	519800	544000	506400
Original Sale Price	0	585000	541000	525000	550000	515000
Concessions and PP	0	-14593	-1000	0	-500	-8593
Parcel Number	2073-05-1-15-035	2073-05-4-08-033	2073-05-1-15-017	2073-05-4-06-016	2073-05-4-05-011	2073-05-1-19-030
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	1980	1980	1979	1980	1980	1978
Remodel Year	2022	2015	2021	2014	2010	2015
Valuation Grade	C	C	C	C	C	C
Living Area	1620	1620	1360	1360	1360	1360
Basement/Garden lvl	1620	1620	1360	1360	1360	1360
Finish Bsmt/Grdn lvl	1620	810	1020	1156	1360	1320
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	160	200	192	0	200
Deck/Terrace	300	200	0	0	0	152
Total Bath Count	3	3	3	3	3	3
Fireplaces	2	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	588025	556445	538179	542004	529070	524152
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/27/2022	05/18/2023	05/20/2024	06/09/2023	06/14/2024
Time Adj Sale Price		593,200	540,000	519,800	544,000	506,400
Adjusted Sale Price		624,780	589,846	565,821	602,955	570,273
ADJ MKT \$	600,479					