



**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	031636124	031652936001	031633273001	031652171001	031652472001	031635918001
STREET #	16715 E	4053 S	3636 S	16690 E	16897 E	16642 E
STREET	KENT	OLATHE	OLATHE	NASSAU	NAPA	KENYON
STREET TYPE	DR	CT	ST	DR	DR	DR
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		593200	481500	521600	504400	540000
Original Sale Price	0	585000	465000	524141	485000	541000
Concessions and PP	0	-14593	-2000	-2500	0	-1000
Parcel Number	2073-05-1-15-038	2073-05-4-08-033	2073-05-1-06-010	2073-05-4-06-024	2073-05-4-07-024	2073-05-1-15-017
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	1978	1980	1980	1979
Remodel Year	2016	2015	2016	2010	2000	2021
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	150	810	0	0	0	1020
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	0	0	200	200
Deck/Terrace	339	200	420	0	0	0
Total Bath Count	4	3	2	2	2	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	567957	556445	496793	491720	493615	538179
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		10/27/2022	12/01/2022	03/28/2024	12/13/2022	05/18/2023
Time Adj Sale Price		<b>593,200</b>	<b>481,500</b>	<b>521,600</b>	<b>504,400</b>	<b>540,000</b>
Adjusted Sale Price		<b>604,712</b>	<b>552,664</b>	<b>597,837</b>	<b>578,742</b>	<b>569,778</b>
ADJ MKT \$	<b>583,630</b>					