

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	031636451	031653096001	031635594001	031635641001	031653061001	031651913001
STREET #	3860 S	16860 E	3546 S	3589 S	4143 S	4174 S
STREET	OURAY	OXFORD	NORFOLK	NUCLA	OURAY	OURAY
STREET TYPE	WAY	DR	WAY	ST	WAY	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		510800	506600	454500	499800	542000
Original Sale Price	0	510000	485000	445000	495000	549000
Concessions and PP	0	-18800	-2500	-8000	-5000	-7000
Parcel Number	2073-05-1-16-024	2073-05-4-09-016	2073-05-1-13-070	2073-05-1-13-075	2073-05-4-09-013	2073-05-4-05-038
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	140000
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	1979	1980	1980
Remodel Year	2010	2008	2007	2005	2010	2016
Valuation Grade	C	C	C	C	C	C
Living Area	1120	1120	1120	1120	1120	1120
Basement/Garden lvl	1120	1120	1120	1120	1120	1120
Finish Bsmt/Grdn lvl	1064	986	952	1120	780	1120
Walkout Basement	0	0	0	0	0	0
Attached Garage	440	440	440	440	440	440
Detached Garage	0	0	0	0	0	0
Open Porch	0	0	200	0	200	0
Deck/Terrace	200	144	0	0	0	160
Total Bath Count	3	3	2	3	3	3
Fireplaces	1	0	2	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	512919	503000	501475	505127	500325	485612
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/22/2022	11/01/2022	10/11/2022	03/08/2023	05/19/2023
Time Adj Sale Price		510,800	506,600	454,500	499,800	542,000
Adjusted Sale Price		520,719	518,044	462,292	512,394	569,307
ADJ MKT \$	513,905					