

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	031636574	031651298001	031638577001	031634695001	031635012001	031638542001
STREET #	3855 S	16791 E	16809 E	3668 S	3687 S	16777 E
STREET	OLATHE	NASSAU	MANSFIELD	NORFOLK	NORFOLK	MANSFIELD
STREET TYPE	CIR	DR	CIR	WAY	WAY	CIR
APT #						
DWELLING						
Time Adj Sale Price		499600	456500	499200	480400	493900
Original Sale Price	0	515000	455000	491000	457500	489000
Concessions and PP	0	0	-3000	-10984	0	0
Parcel Number	2073-05-1-17-007	2073-05-4-02-008	2073-05-1-30-011	2073-05-1-11-006	2073-05-1-12-019	2073-05-1-30-008
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	Multi-Level	Multi-Level	Multi-Level	Multi-Level	Multi-Level	Multi-Level
Year Built	1980	1980	1980	1979	1979	1980
Remodel Year	2014	2012	2016	2016	2012	2011
Valuation Grade	C	C	C	C	C	C
Living Area	912	912	912	912	912	912
Basement/Garden lvl	912	912	912	912	912	912
Finish Bsmt/Grdn lvl	480	480	480	480	480	480
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	0	0	200	200
Deck/Terrace	176	200	100	140	0	0
Total Bath Count	3	2	2	2	2	2
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	481572	473543	474767	477331	476938	483752
VALUATION						
SALE DATE		07/27/2022	09/30/2022	12/09/2022	01/25/2023	09/06/2022
Time Adj Sale Price		499,600	456,500	499,200	480,400	493,900
Adjusted Sale Price		507,629	463,305	503,441	485,034	491,720
ADJ MKT \$	488,490					