

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	031636825	031636213001	031635004001	031635144001	031635403001	031654301001
STREET #	16694 E	16827 E	3697 S	3529 S	3643 S	4275 S
STREET	KENT	KENT	NORFOLK	LEWISTON	MOBILE	NAPLES
STREET TYPE	DR	DR	WAY	WAY	WAY	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		515100	514500	420100	401000	435900
Original Sale Price	0	505000	500000	430000	401000	438000
Concessions and PP	0	0	-10000	-1300	0	-10657
Parcel Number	2073-05-1-19-011	2073-05-1-15-047	2073-05-1-12-018	2073-05-1-13-005	2073-05-1-13-051	2073-05-4-14-037
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	183800	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	1979	1978	1979	1979	1981
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1360	1360	1288	1120	1120	1112
Basement/Garden lvl	1360	1360	1120	1120	1120	912
Finish Bsmt/Grdn lvl	544	0	1009	896	1008	0
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	390	200	0	0
Deck/Terrace	0	0	0	0	200	216
Total Bath Count	2	3	2	2	3	1
Fireplaces	2	1	1	0	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	482146	483589	481641	474145	402692	452093
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/09/2023	11/28/2022	04/29/2024	06/28/2024	09/27/2023
Time Adj Sale Price		515,100	514,500	420,100	401,000	435,900
Adjusted Sale Price		513,657	515,005	428,101	480,454	465,953
ADJ MKT \$	495,531					