



**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	031637082	031637082001	031653037001	031636680001	031636353001	031637147001
STREET #	3848 S	3848 S	4153 S	3873 S	3808 S	3866 S
STREET	OLATHE	OLATHE	OURAY	NUCLA	OURAY	OLATHE
STREET TYPE	CIR	CIR	WAY	ST	WAY	CIR
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		464600	481300	418100	455500	513100
Original Sale Price	465000	465000	480000	408000	460000	503000
Concessions and PP	-5000	-5000	-3500	-6000	-9000	0
Parcel Number	2073-05-1-20-006	2073-05-1-20-006	2073-05-4-09-010	2073-05-1-18-005	2073-05-1-16-014	2073-05-1-20-012
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	1980	1980	1979	1980
Remodel Year	2016	2016	2016	2013	2012	2017
Valuation Grade	C	C	C	C	C	C
Living Area	912	912	960	912	912	960
Basement/Garden lvl	912	912	960	912	912	960
Finish Bsmt/Grdn lvl	821	821	816	912	912	960
Walkout Basement	0	0	0	0	0	0
Attached Garage	440	440	418	440	440	418
Detached Garage	0	0	0	0	0	0
Open Porch	0	0	0	0	120	200
Deck/Terrace	200	200	146	200	80	0
Total Bath Count	3	3	2	2	2	2
Fireplaces	1	1	0	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	489514	489514	488032	476925	469165	506061
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		08/15/2023	08/07/2023	10/26/2022	08/07/2023	09/29/2023
Time Adj Sale Price		<b>464,600</b>	<b>481,300</b>	<b>418,100</b>	<b>455,500</b>	<b>513,100</b>
Adjusted Sale Price		<b>464,600</b>	<b>482,782</b>	<b>430,689</b>	<b>475,849</b>	<b>496,553</b>
ADJ MKT \$	<b>466,155</b>					