

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	031638178	031651565001	031638437001	031634806001	031637121001	031634679001
STREET #	3539 S	16874 E	16683 E	3770 S	3856 S	3648 S
STREET	LEWISTON	NASSAU	MANSFIELD	NORFOLK	OLATHE	NORFOLK
STREET TYPE	WAY	DR	CIR	WAY	CIR	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		465500	499600	469700	494900	487300
Original Sale Price	0	472000	515000	470000	505000	485000
Concessions and PP	0	-1800	0	-5000	0	-2500
Parcel Number	2073-05-1-25-010	2073-05-4-05-003	2073-05-1-29-011	2073-05-1-11-017	2073-05-1-20-010	2073-05-1-11-004
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	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1979	1981	1980	1979	1980	1979
Remodel Year	0	0	0	1985	2007	2013
Valuation Grade	C	C	C	C	C	C
Living Area	1360	1360	1360	1360	1360	1360
Basement/Garden lvl	680	680	680	680	680	680
Finish Bsmt/Grdn lvl	340	476	0	544	680	476
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	200	144	0	200	180	0
Deck/Terrace	0	144	256	0	200	270
Total Bath Count	3	3	3	3	4	3
Fireplaces	0	1	0	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	468675	486959	468111	485356	502249	501725
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		06/02/2023	07/15/2022	09/27/2022	04/25/2024	04/28/2023
Time Adj Sale Price		465,500	499,600	469,700	494,900	487,300
Adjusted Sale Price		447,216	500,164	453,019	461,326	454,250
ADJ MKT \$	466,150					