

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	031638640	031651573001	031633729001	031635047001	031634768001	031634661001
STREET #	16728 E	16854 E	3515 S	3657 S	3730 S	3638 S
STREET	MANSFIELD	NASSAU	OURAY	NORFOLK	NORFOLK	NORFOLK
STREET TYPE	CIR	DR	ST	WAY	WAY	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		424300	405000	484500	416100	430700
Original Sale Price	0	415000	415000	485000	413000	435000
Concessions and PP	0	-7000	-10000	-500	-9000	0
Parcel Number	2073-05-1-31-007	2073-05-4-05-004	2073-05-1-07-026	2073-05-1-12-022	2073-05-1-11-013	2073-05-1-11-003
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	1979	1979	1979	1979
Remodel Year	0	0	0	0	0	0
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	0	820	820	866	547	821
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	0	200	200	0	0
Deck/Terrace	0	0	0	0	0	180
Total Bath Count	1	2	2	2	2	2
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	433155	468073	457555	458344	451671	464882
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/14/2022	08/19/2022	05/26/2023	12/21/2023	05/24/2024
Time Adj Sale Price		424,300	405,000	484,500	416,100	430,700
Adjusted Sale Price		389,382	380,600	459,311	397,584	398,973
ADJ MKT \$	395,760					