



**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**

	<b>SUBJECT</b>	<b>SALE 1</b>	<b>SALE 2</b>	<b>SALE 3</b>	<b>SALE 4</b>	<b>SALE 5</b>
	*****	*****	*****	*****	*****	*****
PARCEL ID	031651212	031638348001	031636353001	031636680001	031653193001	031637082001
STREET #	16881 E	3906 S	3808 S	3873 S	4127 S	3848 S
STREET	MANSFIELD	NUCLA	OURAY	NUCLA	OLATHE	OLATHE
STREET TYPE	CIR	ST	WAY	ST	WAY	CIR
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		481400	455500	418100	469700	464600
Original Sale Price	0	480000	460000	408000	465000	465000
Concessions and PP	0	-8000	-9000	-6000	0	-5000
Parcel Number	2073-05-4-01-009	2073-05-1-29-002	2073-05-1-16-014	2073-05-1-18-005	2073-05-4-10-001	2073-05-1-20-006
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	1980	1980	1980
Remodel Year	2012	2010	2012	2013	2013	2016
Valuation Grade	C	C	C	C	C	C
Living Area	912	912	912	912	960	912
Basement/Garden lvl	912	912	912	912	960	912
Finish Bsmt/Grdn lvl	712	866	912	912	0	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	0	0	120	0	0	0
Deck/Terrace	144	200	80	200	160	200
Total Bath Count	2	2	2	2	2	3
Fireplaces	0	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	471178	481850	469165	476925	471395	489514
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		09/01/2023	08/07/2023	10/26/2022	08/31/2023	08/15/2023
Time Adj Sale Price		<b>481,400</b>	<b>455,500</b>	<b>418,100</b>	<b>469,700</b>	<b>464,600</b>
Adjusted Sale Price		<b>470,728</b>	<b>457,513</b>	<b>412,353</b>	<b>469,483</b>	<b>446,264</b>
ADJ MKT \$	<b>453,529</b>					