



**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	031651620	031651620001	031636973001	031633834001	031638542001	031635012001
STREET #	16805 E	16805 E	3775 S	3636 S	16777 E	3687 S
STREET	NAVARRO	NAVARRO	OLATHE	OLATHE	MANSFIELD	NORFOLK
STREET TYPE	DR	DR	CIR	WAY	CIR	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		526300	494700	488800	493900	480400
Original Sale Price	520000	520000	492500	470000	489000	457500
Concessions and PP	-4000	-4000	-7500	0	0	0
Parcel Number	2073-05-4-05-009	2073-05-4-05-009	2073-05-1-19-026	2073-05-1-08-010	2073-05-1-30-008	2073-05-1-12-019
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	Multi-Level	Multi-Level	Multi-Level	Multi-Level	Multi-Level	Multi-Level
Year Built	1980	1980	1980	1978	1980	1979
Remodel Year	2008	2008	2023	0	2011	2012
Valuation Grade	C	C	C	C	C	C
Living Area	1420	1420	1420	1420	912	912
Basement/Garden lvl	576	576	576	576	912	912
Finish Bsmt/Grdn lvl	576	576	576	346	480	480
Walkout Basement	0	0	0	0	0	0
Attached Garage	456	456	456	456	440	440
Detached Garage	0	0	0	0	0	0
Open Porch	0	0	0	0	200	200
Deck/Terrace	240	240	112	112	0	0
Total Bath Count	3	3	4	3	2	2
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	513580	513580	537314	487882	483752	476938
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		03/17/2023	01/04/2024	02/21/2023	09/06/2022	01/25/2023
Time Adj Sale Price		<b>526,300</b>	<b>494,700</b>	<b>488,800</b>	<b>493,900</b>	<b>480,400</b>
Adjusted Sale Price		<b>526,300</b>	<b>470,966</b>	<b>514,498</b>	<b>523,728</b>	<b>517,042</b>
ADJ MKT \$	<b>523,779</b>					