

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	031651930	031638577001	031651298001	031635578001	031634695001	031635012001
STREET #	4184 S	16809 E	16791 E	3526 S	3668 S	3687 S
STREET	OURAY	MANSFIELD	NASSAU	NORFOLK	NORFOLK	NORFOLK
STREET TYPE	WAY	CIR	DR	WAY	WAY	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		456500	499600	462800	499200	480400
Original Sale Price	0	455000	515000	445000	491000	457500
Concessions and PP	0	-3000	0	0	-10984	0
Parcel Number	2073-05-4-05-041	2073-05-1-30-011	2073-05-4-02-008	2073-05-1-13-068	2073-05-1-11-006	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	140000	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	1979	1979	1979
Remodel Year	2015	2016	2012	2016	2016	2012
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	870	480	480	825	480	480
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	0	0	0	200
Deck/Terrace	300	100	200	300	140	0
Total Bath Count	2	2	2	2	2	2
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	439910	474767	473543	483876	477331	476938
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		09/30/2022	07/27/2022	12/23/2022	12/09/2022	01/25/2023
Time Adj Sale Price		456,500	499,600	462,800	499,200	480,400
Adjusted Sale Price		421,643	465,967	418,834	461,779	443,372
ADJ MKT \$	441,069					