



**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	031652171	031652171001	031634580001	031651646001	031652651001	031637015001
STREET #	16690 E	16690 E	16815 E	16825 E	4090 S	3755 S
STREET	NASSAU	NASSAU	KENYON	NAVARRO	NUCLA	OLATHE
STREET TYPE	DR	DR	DR	DR	WAY	CIR
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		521600	530300	544000	566500	506400
Original Sale Price	524141	524141	525000	550000	550000	515000
Concessions and PP	-2500	-2500	0	-500	0	-8593
Parcel Number	2073-05-4-06-024	2073-05-4-06-024	2073-05-1-10-028	2073-05-4-05-011	2073-05-4-08-005	2073-05-1-19-030
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	1978	1980	1980	1978
Remodel Year	2010	2010	2010	2010	2010	2015
Valuation Grade	C	C	C	C	C	C
Living Area	1360	1360	1360	1360	1360	1360
Basement/Garden lvl	1360	1360	1360	1360	1360	1360
Finish Bsmt/Grdn lvl	0	0	1292	1360	1156	1320
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	0	0	0	0	288	152
Total Bath Count	2	2	3	3	3	3
Fireplaces	1	1	1	1	2	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	491720	491720	521025	529070	536394	524152
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		03/28/2024	09/21/2022	06/09/2023	12/15/2023	06/14/2024
Time Adj Sale Price		<b>521,600</b>	<b>530,300</b>	<b>544,000</b>	<b>566,500</b>	<b>506,400</b>
Adjusted Sale Price		<b>521,600</b>	<b>500,995</b>	<b>506,650</b>	<b>521,826</b>	<b>473,968</b>
ADJ MKT \$	<b>510,810</b>					