



**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	031652677	031652740001	031636213001	031635004001	031635144001	031654301001
STREET #	4126 S	16859 E	16827 E	3697 S	3529 S	4275 S
STREET	OLATHE	OXFORD	KENT	NORFOLK	LEWISTON	NAPLES
STREET TYPE	WAY	DR	DR	WAY	WAY	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		617400	515100	514500	420100	435900
Original Sale Price	0	600000	505000	500000	430000	438000
Concessions and PP	0	-12000	0	-10000	-1300	-10657
Parcel Number	2073-05-4-08-007	2073-05-4-08-014	2073-05-1-15-047	2073-05-1-12-018	2073-05-1-13-005	2073-05-4-14-037
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	1978	1979	1981
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1620	1620	1360	1288	1120	1112
Basement/Garden lvl	1620	1620	1360	1120	1120	912
Finish Bsmt/Grdn lvl	0	1458	0	1009	896	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	616	616	440	440	440	440
Detached Garage	0	0	0	0	0	0
Open Porch	360	360	0	390	200	0
Deck/Terrace	0	0	0	0	0	216
Total Bath Count	2	3	3	2	2	1
Fireplaces	1	1	1	1	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	497660	540813	483589	481641	474145	452093
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		11/30/2022	03/09/2023	11/28/2022	04/29/2024	09/27/2023
Time Adj Sale Price		<b>617,400</b>	<b>515,100</b>	<b>514,500</b>	<b>420,100</b>	<b>435,900</b>
Adjusted Sale Price		<b>574,247</b>	<b>529,171</b>	<b>530,519</b>	<b>443,615</b>	<b>481,467</b>
ADJ MKT \$	<b>570,457</b>					