



**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	031652731	031633150001	031652651001	031651646001	031652090001	031652472001
STREET #	16839 E	3683 S	4090 S	16825 E	16691 E	16897 E
STREET	OXFORD	OLATHE	NUCLA	NAVARRO	NAVARRO	NAPA
STREET TYPE	DR	ST	WAY	DR	DR	DR
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		488600	566500	544000	519800	504400
Original Sale Price	0	485000	550000	550000	525000	485000
Concessions and PP	0	-6000	0	-500	0	0
Parcel Number	2073-05-4-08-013	2073-05-1-05-033	2073-05-4-08-005	2073-05-4-05-011	2073-05-4-06-016	2073-05-4-07-024
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	1979	1978	1980	1980	1980	1980
Remodel Year	2008	2008	2010	2010	2014	2000
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	880	1020	1156	1360	1156	0
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	280	180	0	0	192	200
Deck/Terrace	0	80	288	0	0	0
Total Bath Count	3	3	3	3	3	2
Fireplaces	1	1	2	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	529595	532480	536394	529070	542004	493615
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		03/15/2023	12/15/2023	06/09/2023	05/20/2024	12/13/2022
Time Adj Sale Price		<b>488,600</b>	<b>566,500</b>	<b>544,000</b>	<b>519,800</b>	<b>504,400</b>
Adjusted Sale Price		<b>485,715</b>	<b>559,701</b>	<b>544,525</b>	<b>507,391</b>	<b>540,380</b>
ADJ MKT \$	<b>511,443</b>					