

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	031653860	031638348001	031636680001	031636353001	031637082001	031653193001
STREET #	4252 S	3906 S	3873 S	3808 S	3848 S	4127 S
STREET	NUCLA	NUCLA	NUCLA	OURAY	OLATHE	OLATHE
STREET TYPE	WAY	ST	ST	WAY	CIR	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		481400	418100	455500	464600	469700
Original Sale Price	0	480000	408000	460000	465000	465000
Concessions and PP	0	-8000	-6000	-9000	-5000	0
Parcel Number	2073-05-4-13-011	2073-05-1-29-002	2073-05-1-18-005	2073-05-1-16-014	2073-05-1-20-006	2073-05-4-10-001
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	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	1980	1980	1980	1979	1980	1980
Remodel Year	2014	2010	2013	2012	2016	2013
Valuation Grade	C	C	C	C	C	C
Living Area	912	912	912	912	912	960
Basement/Garden lvl	912	912	912	912	912	960
Finish Bsmt/Grdn lvl	820	866	912	912	821	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	0	0	0	120	0	0
Deck/Terrace	0	200	200	80	200	160
Total Bath Count	3	2	2	2	3	2
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	443773	481850	476925	469165	489514	471395
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		09/01/2023	10/26/2022	08/07/2023	08/15/2023	08/31/2023
Time Adj Sale Price		481,400	418,100	455,500	464,600	469,700
Adjusted Sale Price		443,323	384,948	430,108	418,859	442,078
ADJ MKT \$	423,188					