

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	031653932	031636337001	031651913001	031653061001	031653185001	031651506001
STREET #	4194 S	3804 S	4174 S	4143 S	4151 S	16810 E
STREET	OURAY	OURAY	OURAY	OURAY	OURAY	MANSFIELD
STREET TYPE	WAY	WAY	WAY	WAY	CT	CIR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		487800	542000	499800	544500	532100
Original Sale Price	0	470000	549000	495000	550000	549000
Concessions and PP	0	-1000	-7000	-5000	0	-6000
Parcel Number	2073-05-4-13-018	2073-05-1-16-012	2073-05-4-05-038	2073-05-4-09-013	2073-05-4-09-025	2073-05-4-03-017
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	140000	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	1979	1980	1980	1980	1980
Remodel Year	2015	2014	2016	2010	2023	2018
Valuation Grade	C	C	C	C	C	C
Living Area	1120	1120	1120	1120	1120	1120
Basement/Garden lvl	1120	1120	1120	1120	1120	1120
Finish Bsmt/Grdn lvl	1008	1120	1120	780	1064	896
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	200	200	0
Deck/Terrace	0	200	160	0	0	272
Total Bath Count	3	2	3	3	2	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	461519	504179	485612	500325	494199	510402
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		02/17/2023	05/19/2023	03/08/2023	06/30/2023	04/26/2024
Time Adj Sale Price		487,800	542,000	499,800	544,500	532,100
Adjusted Sale Price		445,140	517,907	460,994	511,820	483,217
ADJ MKT \$	480,048					