

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	031654068	031633834001	031651620001	031638429001	031636973001	031651565001
STREET #	4099 S	3636 S	16805 E	16675 E	3775 S	16874 E
STREET	NUCLA	OLATHE	NAVARRO	MANSFIELD	OLATHE	NASSAU
STREET TYPE	WAY	WAY	DR	CIR	CIR	DR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		488800	526300	453500	494700	465500
Original Sale Price	0	470000	520000	470000	492500	472000
Concessions and PP	0	0	-4000	-2500	-7500	-1800
Parcel Number	2073-05-4-14-013	2073-05-1-08-010	2073-05-4-05-009	2073-05-1-29-010	2073-05-1-19-026	2073-05-4-05-003
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	183800	175000	175000	175000	175000	175000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	Multi-Level	Multi-Level	Multi-Level	Multi-Level	Multi-Level	2 Story
Year Built	1982	1978	1980	1980	1980	1981
Remodel Year	0	0	2008	0	2023	0
Valuation Grade	C	C	C	C	C	C
Living Area	1680	1420	1420	912	1420	1360
Basement/Garden lvl	484	576	576	912	576	680
Finish Bsmt/Grdn lvl	0	346	576	782	576	476
Walkout Basement	0	0	0	0	0	0
Attached Garage	506	456	456	440	456	440
Detached Garage	0	0	0	0	0	0
Open Porch	15	0	0	0	0	144
Deck/Terrace	248	112	240	200	112	144
Total Bath Count	3	3	3	2	4	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	491844	487882	513580	463119	537314	486959
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		02/21/2023	03/17/2023	07/18/2022	01/04/2024	06/02/2023
Time Adj Sale Price		488,800	526,300	453,500	494,700	465,500
Adjusted Sale Price		492,762	504,564	482,225	449,230	470,385
ADJ MKT \$	484,539					