

PIN # 034373454 OWNER: E DAVIS PROPERTIES LLC

**YOUR RIGHT TO APPEAL THE PROPERTY VALUATION AND/OR CLASSIFICATION TO THE ASSESSOR EXPIRES
JUNE 9, 2025**

In accordance with 39-5-121(1)(B), C.R.S. these are the characteristics that are relevant to the valuation of your property.

Arapahoe County
ASSESSOR OFFICE

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

 ARAPAHOE COUNTY		
	SUBJECT *****	BUILDING 1 *****
PARCEL ID	034373454	
PROPERTY ADDRESS	8255 S CHESTER ST	
LAND DATA	*****	
Land Use Description	Restaurants	
Zoning Description	Not Available	
Land Size(Acreage)	1.6600	
Frontage	Not Available	
Depth	Not Available	
External Forces retail int	0.0000	
BUILDING DATA	*****	*****
Building Number		1
Total Sq Footage		7902
Basement Sq Footage		0
Year Built		2004
Structure Type		Masonry or Concret
Quality Description		Average