



**APPEAL PROCEDURES**



	<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	033668031	032193743001	032198044001	032198125001	032194766001	032191899001
STREET #	4 S	24	7190 S	500	1374 W	1576 W
STREET	MIDDLEFIELD	LINDENWOOD	PRINCE	RANGEVIEW	BRIARWOOD	DAVIES
STREET TYPE	RD	DR	ST	DR	AVE	PL
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		939300	1800000	1609900	830200	925000
Original Sale Price	0	930000	1800000	1550000	815000	937000
Concessions and PP	0	0	0	-2000	-1100	-12000
Parcel Number	2077-20-2-01-058	2077-28-1-11-008	2077-28-3-02-002	2077-28-3-02-010	2077-28-1-19-022	2077-28-1-00-002
Neighborhood	1616	1872	1616	1614	241	1615
Neighborhood Group	216751	216751	216751	216751	216751	216751
LUC	1420	1220	1420	1420	1220	1220
Allocated Land Val	624000	480000	1206000	1153200	250000	480000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	Multi-Level	1 Story/Ranch	2 Story	Multi-Level
Year Built	1922	1961	1968	1961	1986	1911
Remodel Year	0	0	2010	0	0	0
Valuation Grade	C	C	B	C	C	B
Living Area	1634	1933	2184	2723	1583	2299
Basement/Garden lvl	1052	1716	1344	2261	1148	768
Finish Bsmt/Grdn lvl	524	1716	1016	800	1148	384
Walkout Basement	0	1	1	0	0	0
Attached Garage	0	713	550	462	441	0
Detached Garage	0	0	0	0	0	432
Open Porch	0	376	638	383	120	72
Deck/Terrace	0	1018	532	912	147	273
Total Bath Count	1	3	3	4	4	3
Fireplaces	1	3	2	2	1	1
2nd Residence	637	0	0	0	0	0
Regression Valuation	729998	871964	1788874	1429929	689169	845367
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		08/18/2023	05/13/2024	07/27/2023	05/30/2023	06/05/2024
Time Adj Sale Price		<b>939,300</b>	<b>1,800,000</b>	<b>1,609,900</b>	<b>830,200</b>	<b>925,000</b>
Adjusted Sale Price		<b>797,334</b>	<b>741,124</b>	<b>909,969</b>	<b>871,029</b>	<b>809,631</b>
ADJ MKT \$	<b>824,112</b>					

**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**