



	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	032218011	032218398001	032218266001	032217791001	033272994001	032218258001
STREET #	7848 S	7811 S	7826 S	7868 S	7834 S	7824 S
STREET	WINDERMERE	WINDERMERE	WINDERMERE	WINDERMERE	WINDERMERE	WINDERMERE
STREET TYPE	CIR	CIR	CIR	CIR	CIR	CIR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		566200	515242	601136	585420	596030
Original Sale Price	0	500000	462000	525000	550000	511000
Concessions and PP	0	0	-7000	-2000	0	0
Parcel Number	2077-33-2-09-001	2077-33-2-10-005	2077-33-2-09-026	2077-33-2-08-027	2077-33-2-09-036	2077-33-2-09-025
Neighborhood	2047	2047	2047	2047	2047	2047
Neighborhood Group	216501	216501	216501	216501	216501	216501
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	180000	180000	180000	189000	180000	180000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	1 Story/Ranch	1 Story/Ranch
Year Built	1983	1982	1983	1982	1983	1983
Remodel Year	0	0	2014	2019	2016	2011
Valuation Grade	C	C	C	C	C	C
Living Area	1232	1278	1278	1278	1106	952
Basement/Garden lvl	525	823	823	823	1088	952
Finish Bsmt/Grdn lvl	499	823	823	657	995	904
Walkout Basement	0	0	0	1	0	0
Attached Garage	399	399	399	399	415	399
Detached Garage	0	0	0	0	0	0
Open Porch	63	0	0	0	0	30
Deck/Terrace	96	288	180	591	604	195
Total Bath Count	3	3	2	3	3	2
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	507580	570279	589520	606711	596761	544824
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/23/2021	08/27/2021	07/07/2021	12/23/2021	06/03/2021
Time Adj Sale Price		566,200	515,242	601,136	585,420	596,030
Adjusted Sale Price		503,501	433,302	502,005	496,239	558,786
ADJ MKT \$	495,224					

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 8. 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.arapahoegov.com/assessor by June 8.

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. - 5 p.m. Walk-in appointments may be made 05/01/2023 - 05/19/2023 only. County building doors close at 4:00 p.m.

If a property owner does not timely object to their property's valuation by 6/8/2023 12:00:00AM under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the county assessor.

ASSESSOR'S DETERMINATION: The Assessor must make a decision on your appeal and mail a Notice of Determination to you by the last regular working day in June.

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 07/15/2023.

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 8