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Arapahoe County Notices of Value mailed to property owners *Appeals period begins May 1 and ends June 1*

LITTLETON, CO --- Arapahoe County property owners should receive their Notice of Valuation this week and will have the opportunity to appeal their property values with an appraiser at the Assessor's Office beginning May 1.

Notices of Valuation for 2009 will be issued by the Assessor's Office and provide property owners with information on the actual value of their property as of June 30, 2008. Arapahoe County's residential valuation notices also include photos and information on five properties that sold which are provided to give homeowners a better understanding of the valuation process and how the value of their home was determined.

"It's an enormous task to reappraise over 200,000 properties and I'm extremely proud of my staff for completing a very difficult reappraisal on time," said Arapahoe County Assessor Corbin Sakdol.

Real property in Colorado is reappraised by every county assessor during odd numbered years. Homes are valued by the market approach, which means values assigned to a home are based upon the sale of similar properties during an 18 month period. The 18-month sales period for this reappraisal is January 1, 2007 to June 30, 2008.

"Despite the current economic climate, the law does not allow assessors to use current market values or any other data after June 30, 2008," Sakdol said. "The law only allows sales prior to June 30, 2008 because any information provided after that date would not give assessors the time to process and analyze the data.

"My goal is to ensure property owners understand the valuation process and the steps they can take if they do not agree with their property value. We want to make this process as easy as possible, and make sure property owners have the information they need to present their case."

To make the process easier, the Assessor's Office offers property owners a variety of methods to appeal their valuations. Appeals can be filed by mail, fax or in person. Property owners can appeal their value at two locations:

- Administration Building, 5334 S. Prince St., Littleton
- CentrePoint Plaza, 14980 E. Alameda Dr., Suite 110, Aurora

Appeals by mail or fax will be accepted at the Littleton or Aurora locations and must be postmarked or received by fax no later than June 1, 2009.

To appeal in person you must present objections to the Assessor's Office (Littleton or Aurora location) no later than June 1, 2009.

Residential property owners also have the option to appeal online by completing the *Residential Appeal Form* found on the County's web site at www.co.arapahoe.co.us/Departments/as and clicking on *Residential Appeal Form and Appointments*. The web site may be used to obtain information, file residential property appeals and/or schedule residential appointments.

For complete information on locations, hours and appeal deadlines, please refer to the insert included with your Notice of Valuation or you may contact the Arapahoe County Assessor's Office at 303-795-4600.

County Assessor Corbin Saktol and his staff are willing to meet with neighborhood associations, as well as civic or business organizations to explain the valuation process. To schedule a presentation, contact the Assessor's Office at 303-795-4600 .

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