

2021 Appraisal Times

Assessed values are for property tax purposes and should not be relied on for current market value or lending purposes.

Appraisal Date: June 30, 2020

Valuation period and information

The real estate market in the Denver Metropolitan area is growing. It's being driven by an improving economy, population increases, low home inventory and location desirability, all of which are putting stress on home prices. The Arapahoe County real estate market continues to expand and set new records.

Colorado Revised Statute requires the Arapahoe County Assessor to discover, list, classify and value all taxable real and business personal property as of January 1st. We are required by law to assess all real estate in every odd year (personal business properties are assessed every year) for property tax purposes. The appraisal date for tax year 2021 is June 30, 2020.

We use property sales data from July 1, 2018 to June 30, 2020, but we can go back further. For the 2021 tax year we reappraised approximately 227,000 properties in Arapahoe County, which is an extraordinary task. We have studied each neighborhood, and each type of property and then

applied sound mass appraisal methodologies to provide you with the most accurate estimation possible of market value. I compliment my staff of 64 employees, including 29 licensed appraisers, who take great pride in their job and appreciate the opportunity to serve you!

In the last quarter of our reevaluation period, COVID-19 impacted income and vacancy for some commercial properties and nearly halted all commercial sales activity. In light of this, we have made some adjustments to the affected property classes.

We have experimentally printed a QR Code on your Notice of Valuation. You can scan the code to go to your property page directly to learn more about your property, the appeal process and find useful information.

If you disagree with the valuation placed on your property by our office you can appeal by mail, fax, or online (residential properties only).

Drop boxes are available at the following locations:

In-Person Drop off Locations



Administration Building

5334 S. Prince St.
Littleton, CO 80120
Located on west side of building

Chambers – Aurora Branch

490 S. Chambers Rd.
Aurora, CO 80017
Located in front of the DMV

Lima Plaza

6954 S. Lima St.
Centennial, CO 80112
Located in front of the DMV

Byers Motor Vehicle

538 US Hwy 36
Byers, CO 80103
Located in front of DMV

Phone Appointments

May 3 through June 1, 2021

Appointments for all types of properties may be made by phone: 303-795-4600



PK Kaiser, MBA, MS

Arapahoe County Assessor

EXECUTIVE STAFF

Rhonda King
Administration Deputy Assessor

Ron Gazvoda, MAI
Certified General Appraiser
Appraisal Deputy Assessor

CONTACT INFORMATION

Littleton Office:
5334 S. Prince Street
Littleton, CO 80120
303-795-4600

Aurora Office:
15400 E. 14th Pl. Suite 500
Aurora, CO 80011
303-795-4600

Email:
assessor@arapahoegov.com

Website:
www.arapahoegov.com/assessor



ARAPAHOE COUNTY
ASSESSOR

*We Value
Arapahoe County*

Important Information:

- Appraisal date is June 30, 2020
- You may appeal your valuation from May 3 until June 1, 2021
- The law does not allow assessors to use current sales, rental rates, or vacancies
- Values for residential properties are determined by sale prices from July 1, 2018 to June 30, 2020.
- Values for commercial properties are determined by sales, rental income/expenses and cost data with an appraisal date of June 30, 2020
- Assessors do not determine taxes. There are 428 taxing districts in Arapahoe County. Please visit our website for a list of taxing districts