



News Release

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Arapahoe County Assessor Announces 2019 Real Property Values

Increases are reflective of the County's continued population growth, economic vitality, and high quality of life

LITTLETON, CO – More than 212,000 Arapahoe County property owners will receive notices of valuation by May 1, a result of state mandates that require Colorado counties revalue all taxable properties. The County's 415 taxing entities use these values to establish property taxes for the following year.

"The Assessor's Office is committed to completing valuations with the highest levels of accuracy and integrity," said Arapahoe County Assessor PK Kaiser. "The office's 63 employees – half of which are licensed appraisers – use proven methodologies and current best practices to discover, list, value and classify properties."

Within Arapahoe County, actual property values increased 21 percent over the 2017 assessment period. Residential property values saw an average increase of 22 percent, with the largest gains seen in Aurora, Sheridan and Englewood. The great demand for single-family residential properties in the lower price tiers yielded the highest percentage increases, while a softer market for higher value homes resulted in lower percentage increases. A very active multifamily market saw significant increases in valuation, up to 40 percent. A map showing neighborhood-by-neighborhood increases is available [online](#).

"These increases are reflective of the County's continued population growth, economic vitality, and high quality of life," added Kaiser.

From 2017 to 2019, commercial properties saw an average increase of 15 percent, with some of the greatest increases in the warehouse and commercial condominium segments. While the value of vacant land and industrial parcels grew, the increase in actual countywide property valuations was driven by gains in the residential and commercial sectors.

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The Office reappraised approximately 225,000 properties within 63 subclassifications. Valuations are based on an appraisal date of June 30, 2018, using historical data from 24 months prior. Taxpayers can contact the Assessor's Office with questions at 303-795-4600 or schedule an appointment from May 1 – May 17, 2019. Senior citizens or mobility impaired property owners can request home-based appointments as well.

Property owners can formally disagree with the valuation, appealing by mail, fax, online or in-person by June 3, 2019, The Assessor's Office strives to accommodate taxpayers at various locations:

- 8 a.m. – 4:30 p.m.
Administration Building, 5334 S. Prince Street, Third Floor, Littleton
Fax: 303-797-1295
- 8 a.m. – 4:30 p.m.
Altura Plaza, 15400 E. 14th Place, Suite 500, Aurora
Fax: 303-636-1380
- 9 a.m. – 3 p.m.
Guaranty Bank, 538 North Highway 36, Byers
(Note: this is a temporary location only – mail cannot be received)
- 9 a.m. – 3 p.m. May 15 and May 22
Heather Gardens Community
(Note: this is a temporary location only – mail cannot be received)

The Assessor's Office will treat all protests in a fair and equitable manner. A final notice of determination will be issued prior to the end of June. Property owners have the opportunity to appeal the Assessor's decision to the County Board of Equalization and – if necessary – State Board of Assessment Appeals, binding arbitration or district court. In 2017, 1.3% of all parcels (less than 3,000) escalated their valuation protest.

Under state statute, property valuations are not finalized until after the appeals process concludes and each of the 64 county assessors in Colorado certifies values to the various taxing authorities within their county prior to December 10.

For more information, contact the Assessor's Office at 303-795-4600 or visit their website at www.arapahoegov.com/assessor.

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