

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 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 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

	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	033616804	033616928001	033617223001	033617291001	033617045001	033617274001
STREET #	5954 S	5952 S	20253 E	20228 E	20136 E	20257 E
STREET	IRELAND	HIMALAYA	LAKE	LAKE	LAKE	LAKE
STREET TYPE	CT	CT	CIR	LN	CIR	LN
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		823400	889900	908900	1042300	946100
Original Sale Price	0	825000	889900	899900	1032000	922500
Concessions and PP	0	-1575	0	0	0	-4000
Parcel Number	2073-23-2-12-015	2073-23-2-12-027	2073-23-2-13-009	2073-23-2-14-004	2073-23-2-12-039	2073-23-2-14-002
Neighborhood	114	114	114	114	114	114
Neighborhood Group	220750	220750	220750	220750	220750	220750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	220000	220000	220000	220000	264000	220000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1998	1999	1997	1996	1997	1997
Remodel Year	0	0	0	0	0	2018
Valuation Grade	B	B	B	B	B	B
Living Area	3226	3122	3079	3219	3498	3127
Basement/Garden lvl	1230	1230	1233	1972	1615	1541
Finish Bsmt/Grdn lvl	0	1174	0	1869	0	1394
Walkout Basement	0	0	0	0	0	0
Attached Garage	891	650	904	744	700	693
Detached Garage	0	0	0	0	0	0
Open Porch	28	0	42	349	128	602
Deck/Terrace	240	100	64	0	572	400
Total Bath Count	4	5	5	4	5	4
Fireplaces	2	1	1	2	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	843534	868680	849567	952971	953594	1003878
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/12/2024	04/04/2024	09/29/2022	06/29/2023	03/01/2023
Time Adj Sale Price		823,400	889,900	908,900	1,042,300	946,100
Adjusted Sale Price		798,254	883,867	799,463	932,240	785,756
ADJ MKT \$	838,172					