

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	031063001	031060222001	031063779001	031065631001	031066484001	031059844001
STREET #	797	1027	884	837	950	990
STREET	REVERE	TROY	SCRANTON	TROY	URSULA	TROY
STREET TYPE	ST	ST	ST	ST	ST	ST
APT #						
DWELLING						
Time Adj Sale Price		360000	393800	383800	378200	369000
Original Sale Price	0	360000	385000	380000	382000	363000
Concessions and PP	0	0	-10000	0	0	-1250
Parcel Number	1973-01-3-13-025	1973-01-3-03-023	1973-01-3-16-002	1973-01-4-09-029	1973-01-4-12-005	1973-01-3-02-004
Neighborhood	218	218	218	218	218	218
Neighborhood Group	204300	204300	204300	204300	204300	204300
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	170000	170000	170000	170000	170000	170000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	1954	1953	1953	1953	1953	1953
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1401	1401	1401	1401	1401	1401
Basement/Garden lvl	0	0	0	0	0	0
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	220	220	220	220	242	220
Detached Garage	0	0	0	0	0	0
Open Porch	220	395	280	210	288	182
Deck/Terrace	515	0	0	90	60	260
Total Bath Count	2	2	2	2	2	2
Fireplaces	0	0	1	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	396198	341899	401855	437895	395822	333132
VALUATION						
SALE DATE		08/22/2022	11/15/2022	04/17/2023	06/27/2023	09/20/2023
Time Adj Sale Price		360,000	393,800	383,800	378,200	369,000
Adjusted Sale Price		414,299	388,143	342,103	378,576	432,066
ADJ MKT \$	392,057					