

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	032605871	031323916001	033213769001	032582065001	033980298001	033980271001
STREET #	16090 E	986	15802 E	16096 E	15394 E	15374 E
STREET	11TH	KALISPELL	10TH	10TH	7TH	7TH
STREET TYPE	AVE	ST	PL	PL	CIR	CIR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		421500	397800	382200	519800	540800
Original Sale Price	0	422000	400000	390000	531500	533000
Concessions and PP	0	-500	-10000	0	-11728	-8000
Parcel Number	1975-05-2-06-025	1975-05-3-19-007	1975-05-3-33-001	1975-05-3-05-013	1975-05-3-39-015	1975-05-3-39-013
Neighborhood	2459	2459	2459	2459	396	396
Neighborhood Group	206500	206500	206500	206500	206500	206500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	130000	130000	130000	130000	140000	140000
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	1976	1979	1964	1954	2001	2001
Remodel Year	0	0	0	0	2024	0
Valuation Grade	C	C	C	C	B	B
Living Area	1039	1200	1560	1390	1738	2036
Basement/Garden lvl	999	1200	546	0	780	682
Finish Bsmt/Grdn lvl	935	0	0	0	0	204
Walkout Basement	0	0	0	0	0	0
Attached Garage	720	0	0	500	437	462
Detached Garage	720	400	702	0	0	0
Open Porch	10	0	0	100	182	106
Deck/Terrace	216	84	676	310	228	0
Total Bath Count	3	2	2	2	2	2
Fireplaces	1	1	0	0	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	498354	405576	429967	383317	506493	507809
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		4/12/2024	9/26/2023	7/26/2022	3/14/2024	3/16/2023
Time Adj Sale Price		421,500	397,800	382,200	519,800	540,800
Adjusted Sale Price		514,278	466,187	497,237	511,661	531,345
ADJ MKT \$	502,795					