



**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](http://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**

	<b>SUBJECT</b> *****	<b>SALE 1</b> *****	<b>SALE 2</b> *****	<b>SALE 3</b> *****	<b>SALE 4</b> *****	<b>SALE 5</b> *****
PARCEL ID	035294455	035443256001	035443761001	035446409001	035445585001	035442586001
STREET #	26709 E	27697 E	81 S	27640 E	210 S	36 N
STREET	1ST	MAPLE	VANDRIVER	CEDAR	VANDRIVER	VANDRIVER
STREET TYPE	PL	AVE	WAY	PL	WAY	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		577200	564700	575000	600000	555500
Original Sale Price	0	554990	543016	574990	599990	550000
Concessions and PP	0	0	0	0	0	0
Parcel Number	1977-09-3-04-006	1977-09-4-13-007	1977-09-4-15-023	1977-09-4-22-018	1977-09-4-20-005	1977-09-4-10-002
Neighborhood	628	628	628	628	628	628
Neighborhood Group	208500	208500	208500	208500	208500	208500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	140000	140000	140000	140000	140000	140000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	2021	2022	2022	2023	2023	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1954	2118	2118	2118	2118	2208
Basement/Garden lvl	908	944	944	944	944	924
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	600	462	462	462	462	552
Detached Garage	0	0	0	0	0	0
Open Porch	234	234	90	90	90	168
Deck/Terrace	0	550	605	0	0	0
Total Bath Count	3	3	3	3	3	3
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	580469	588507	582899	576099	576099	592441
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		12/27/2022	12/29/2022	04/30/2024	05/28/2024	09/27/2022
Time Adj Sale Price		<b>577,200</b>	<b>564,700</b>	<b>575,000</b>	<b>600,000</b>	<b>555,500</b>
Adjusted Sale Price		<b>569,162</b>	<b>562,270</b>	<b>579,370</b>	<b>604,370</b>	<b>543,528</b>
ADJ MKT \$	<b>571,816</b>					