

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	035297535	035338321001	035338657001	035443752001	035443116001	035443078001
STREET #	26778 E	231 S	292 S	91 S	68 S	18 S
STREET	MAPLE	TITUS	TITUS	VANDRIVER	WATERLOO	WATERLOO
STREET TYPE	AVE	ST	ST	WAY	ST	ST
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		648900	675800	582800	614500	584000
Original Sale Price	0	630000	669950	584990	590850	582500
Concessions and PP	0	0	-20189	-7956	0	-10000
Parcel Number	1977-09-3-12-005	1977-09-3-35-008	1977-16-2-02-002	1977-09-4-15-022	1977-09-4-12-005	1977-09-4-12-001
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	2020	2020	2021	2022	2022	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	2551	2500	2523	2565	2556	2556
Basement/Garden lvl	0	1107	1152	0	0	0
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	534	483	462	554	462	462
Detached Garage	0	0	0	0	0	0
Open Porch	167	126	270	52	173	173
Deck/Terrace	0	220	0	0	640	245
Total Bath Count	3	3	3	3	3	3
Fireplaces	0	1	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	594445	607290	621504	602222	601503	597064
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/05/2022	11/08/2022	09/29/2022	02/15/2023	04/07/2023
Time Adj Sale Price		648,900	675,800	582,800	614,500	584,000
Adjusted Sale Price		636,055	648,741	575,023	607,442	581,381
ADJ MKT \$	612,239					