

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	035297641	035297527001	035443256001	035443761001	035443329001	035443400001
STREET #	26889 E	26758 E	27697 E	81 S	126 S	54 S
STREET	CEDAR	MAPLE	MAPLE	VANDRIVER	VANDRIVER	VANDRIVER
STREET TYPE	AVE	AVE	AVE	WAY	WAY	WAY
APT #						
DWELLING						
Time Adj Sale Price		525300	577200	564700	577300	550400
Original Sale Price	0	525000	554990	543016	566000	554990
Concessions and PP	0	-10000	0	0	0	-10000
Parcel Number	1977-09-3-12-016	1977-09-3-12-004	1977-09-4-13-007	1977-09-4-15-023	1977-09-4-13-014	1977-09-4-13-022
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	147000
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	2022	2022	2022	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	2118	2118	2118	2118	2118	2118
Basement/Garden lvl	0	0	944	944	0	0
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	462	462	462	462	662	462
Detached Garage	0	0	0	0	0	0
Open Porch	60	85	234	90	60	60
Deck/Terrace	0	288	550	605	676	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	543125	547443	588507	582899	573080	561260
VALUATION						
SALE DATE		04/17/2023	12/27/2022	12/29/2022	04/12/2023	09/28/2022
Time Adj Sale Price		525,300	577,200	564,700	577,300	550,400
Adjusted Sale Price		520,982	531,818	524,926	547,345	532,265
ADJ MKT \$	527,809					