

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	035338151	035338428001	035442039001	035442055001	035442063001	035442268001
STREET #	27289 E	236 S	14 N	27485 E	27495 E	27675 E
STREET	CEDAR	SHADY GROVE	URIAH	ARCHER	ARCHER	ARCHER
STREET TYPE	AVE	CT	ST	AVE	AVE	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		696800	794000	793700	755900	762100
Original Sale Price	0	690000	793988	793714	748392	732795
Concessions and PP	0	-20000	0	0	0	0
Parcel Number	1977-09-3-34-006	1977-09-3-35-018	1977-09-4-08-006	1977-09-4-08-008	1977-09-4-08-009	1977-09-4-09-015
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	2021	2022	2022	2022	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	2715	2713	2713	2713	2713	2713
Basement/Garden lvl	1344	1320	1320	1320	1320	1320
Finish Bsmt/Grdn lvl	0	1008	1008	1070	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	462	462	462	662	662	662
Detached Garage	0	0	0	0	0	0
Open Porch	270	126	354	354	36	354
Deck/Terrace	0	294	0	0	0	525
Total Bath Count	3	4	5	4	4	4
Fireplaces	1	0	1	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	645337	670534	690065	692054	664051	678807
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/20/2022	08/26/2022	08/31/2022	09/29/2022	12/16/2022
Time Adj Sale Price		696,800	794,000	793,700	755,900	762,100
Adjusted Sale Price		671,603	749,272	746,983	737,186	728,630
ADJ MKT \$	718,384					