

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	035443108	035443108001	035442578001	035443779001	035443388001	035442632001
STREET #	50 S	50 S	46 N	71 S	66 S	6 N
STREET	WATERLOO	WATERLOO	VANDRIVER	VANDRIVER	VANDRIVER	VANDRIVER
STREET TYPE	ST	ST	WAY	WAY	WAY	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		588000	603200	730100	655500	610000
Original Sale Price	586500	586500	580000	708850	655490	624900
Concessions and PP	-10000	-10000	0	0	0	-14900
Parcel Number	1977-09-4-12-004	1977-09-4-12-004	1977-09-4-10-001	1977-09-4-15-024	1977-09-4-13-020	1977-09-4-10-007
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	2022	2022	2022	2022	2022	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	2448	2448	2448	2443	2443	2488
Basement/Garden lvl	990	990	990	998	998	1010
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	468	468	578	693	483	578
Detached Garage	0	0	0	0	0	0
Open Porch	185	185	185	42	42	104
Deck/Terrace	0	0	0	0	0	408
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	608246	608246	618499	620078	605529	623285
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		04/28/2023	11/29/2022	10/20/2022	08/29/2022	03/06/2024
Time Adj Sale Price		588,000	603,200	730,100	655,500	610,000
Adjusted Sale Price		588,000	592,947	718,268	658,217	594,961
ADJ MKT \$	623,848					