

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	035446590	03544543001	035445402001	035446514001	035446662001	035446590001
STREET #	27502 E	184 S	232 S	264 S	27553 E	27502 E
STREET	CEDAR	URIAH	URIAH	URIAH	BYERS	CEDAR
STREET TYPE	AVE	ST	ST	ST	AVE	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		533000	537000	515300	546000	539700
Original Sale Price	524000	538005	537000	524000	525000	524000
Concessions and PP	0	-5000	0	-8732	0	0
Parcel Number	1977-16-1-01-003	1977-09-4-19-021	1977-09-4-19-016	1977-09-4-23-010	1977-16-1-01-010	1977-16-1-01-003
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	2023	2023	2023	2023	2023	2023
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1846	1846	1846	1846	1846	1846
Basement/Garden lvl	0	0	0	0	0	0
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	537	537	537	537	537	537
Detached Garage	0	0	0	0	0	0
Open Porch	186	75	75	102	195	186
Deck/Terrace	0	0	0	0	0	0
Total Bath Count	3	3	2	3	3	3
Fireplaces	0	0	0	0	0	0
2nd Residence	0	0	0	0	0	0
Regression Valuation	543067	538267	532411	539435	543456	543067
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		06/21/2024	04/29/2024	03/22/2024	01/25/2024	12/08/2023
Time Adj Sale Price		533,000	537,000	515,300	546,000	539,700
Adjusted Sale Price		537,800	547,656	518,932	545,611	539,700
ADJ MKT \$	537,952					