



**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](http://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**

	<b>SUBJECT</b>	<b>SALE 1</b>	<b>SALE 2</b>	<b>SALE 3</b>	<b>SALE 4</b>	<b>SALE 5</b>
	*****	*****	*****	*****	*****	*****
PARCEL ID	035216951	035334899001	035335127001	035334996001	035217400001	035334201001
STREET #	27691 E	6780 S	6722 S	6727 S	27603 E	6624 S
STREET	LAKEVIEW	VALLEYHEAD	WATERLOO	WHITE CROW	EUCLID	VANDRIVER
STREET TYPE	DR	CT	CT	WAY	DR	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1110000	1134700	1272300	1024100	1192600
Original Sale Price	0	1110000	1080665	1272332	1100000	1180816
Concessions and PP	0	0	0	0	-55000	0
Parcel Number	2071-21-4-07-032	2071-28-1-16-020	2071-28-1-17-014	2071-28-1-17-001	2071-21-4-08-028	2071-21-4-12-006
Neighborhood	2088	2088	2088	2088	2088	2088
Neighborhood Group	211750	211750	211750	211750	211750	211750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	250000	250000	250000	250000	250000	250000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	2019	2020	2022	2021	2019	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3593	3388	3605	3695	3533	3663
Basement/Garden lvl	1503	1253	1345	1567	1977	1971
Finish Bsmt/Grdn lvl	1271	1095	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	902	739	750	912	894	912
Detached Garage	0	0	0	0	0	0
Open Porch	730	520	324	462	416	324
Deck/Terrace	428	196	0	0	96	396
Total Bath Count	5	5	4	5	4	5
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1150721	1120569	1078235	1135400	1070723	1150632
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		08/29/2022	01/19/2023	08/17/2022	07/22/2022	09/22/2022
Time Adj Sale Price		<b>1,110,000</b>	<b>1,134,700</b>	<b>1,272,300</b>	<b>1,024,100</b>	<b>1,192,600</b>
Adjusted Sale Price		<b>1,140,152</b>	<b>1,207,186</b>	<b>1,287,621</b>	<b>1,104,098</b>	<b>1,192,689</b>
ADJ MKT \$	<b>1,186,847</b>					