

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	035216985	035217400001	035334996001	035335127001	035334783001	035335305001
STREET #	27721 E	27603 E	6727 S	6722 S	6753 S	27768 E
STREET	LAKEVIEW	EUCLID	WHITE CROW	WATERLOO	WATERLOO	OTTAWA
STREET TYPE	DR	DR	WAY	CT	CT	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1024100	1272300	1134700	1011000	876800
Original Sale Price	0	1100000	1272332	1080665	981529	868500
Concessions and PP	0	-55000	0	0	0	-349
Parcel Number	2071-21-4-07-035	2071-21-4-08-028	2071-28-1-17-001	2071-28-1-17-014	2071-28-1-16-009	2071-28-1-19-008
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	275000
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	2019	2021	2022	2022	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3549	3533	3695	3605	3480	3442
Basement/Garden lvl	1529	1977	1567	1345	1809	1516
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	744	894	912	750	750	602
Detached Garage	0	0	0	0	0	0
Open Porch	327	416	462	324	462	438
Deck/Terrace	732	96	0	0	0	0
Total Bath Count	5	4	5	4	4	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1067519	1070723	1135400	1078235	1095302	1090448
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/22/2022	08/17/2022	01/19/2023	10/28/2022	06/12/2023
Time Adj Sale Price		1,024,100	1,272,300	1,134,700	1,011,000	876,800
Adjusted Sale Price		1,020,896	1,204,419	1,123,984	983,217	853,871
ADJ MKT \$	1,043,962					