



**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**

	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	035216993	035334201001	035334015001	035334252001	035217957001	035217400001
STREET #	27731 E	6624 S	6639 S	6675 S	27730 E	27603 E
STREET	LAKEVIEW	VANDRIVER	VANDRIVER	WHITE CROW	LAKEVIEW	EUCLID
STREET TYPE	DR	WAY	WAY	CT	DR	DR
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1192600	1294500	1133700	1207200	1024100
Original Sale Price	0	1180816	1244672	1090065	1172000	1100000
Concessions and PP	0	0	0	0	0	-55000
Parcel Number	2071-21-4-07-036	2071-21-4-12-006	2071-21-4-11-008	2071-21-4-12-011	2071-21-4-09-011	2071-21-4-08-028
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	275000	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	2020	2021	2021	2022	2021	2019
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3663	3663	3663	3663	3663	3533
Basement/Garden lvl	1971	1971	1971	1971	1971	1977
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	912	912	912	744	912	894
Detached Garage	0	0	0	0	0	0
Open Porch	366	324	324	366	234	416
Deck/Terrace	0	396	484	0	570	96
Total Bath Count	5	5	5	5	4	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1144140	1150632	1153276	1133685	1159806	1070723
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		09/22/2022	12/30/2022	12/01/2022	10/13/2023	07/22/2022
Time Adj Sale Price		<b>1,192,600</b>	<b>1,294,500</b>	<b>1,133,700</b>	<b>1,207,200</b>	<b>1,024,100</b>
Adjusted Sale Price		<b>1,186,108</b>	<b>1,285,364</b>	<b>1,144,155</b>	<b>1,191,534</b>	<b>1,097,517</b>
ADJ MKT \$	<b>1,199,370</b>					