

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	035217001	035334317001	035335178001	035216845001	035217281001	035334341001
STREET #	27741 E	6769 S	6764 S	27581 E	27600 E	6739 S
STREET	LAKEVIEW	VANDRIVER	WHITE CROW	LAKEVIEW	LAKEVIEW	VANDRIVER
STREET TYPE	DR	WAY	WAY	DR	DR	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1113900	1479400	1610000	1181700	1206400
Original Sale Price	0	1081500	1464757	1620000	1170000	1180000
Concessions and PP	0	0	0	-10000	0	-8712
Parcel Number	2071-21-4-07-037	2071-28-1-13-001	2071-28-1-18-003	2071-21-4-07-021	2071-21-4-08-016	2071-28-1-13-004
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	700000	700000	250000	250000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	2020	2021	2022	2021	2020	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3042	2899	2899	2899	2829	3415
Basement/Garden lvl	2552	2409	2409	2409	1177	2140
Finish Bsmt/Grdn lvl	0	0	0	2086	705	1878
Walkout Basement	1	0	1	1	0	0
Attached Garage	739	800	800	800	715	786
Detached Garage	0	0	0	0	0	0
Open Porch	380	311	311	311	347	261
Deck/Terrace	0	500	275	275	166	480
Total Bath Count	3	3	4	5	4	5
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1101826	1071156	1548164	1633149	1039032	1222032
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/11/2022	09/13/2022	06/05/2024	08/28/2023	10/12/2023
Time Adj Sale Price		1,113,900	1,479,400	1,610,000	1,181,700	1,206,400
Adjusted Sale Price		1,144,570	1,033,062	1,078,677	1,244,494	1,086,194
ADJ MKT \$	1,112,285					