



**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	035217078	035334023001	035334198001	035334341001	035216845001	035334317001
STREET #	27811 E	6629 S	6634 S	6739 S	27581 E	6769 S
STREET	LAKEVIEW	VANDRIVER	VANDRIVER	VANDRIVER	LAKEVIEW	VANDRIVER
STREET TYPE	DR	WAY	WAY	WAY	DR	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1241800	1442500	1206400	1610000	1113900
Original Sale Price	0	1267109	1428179	1180000	1620000	1081500
Concessions and PP	0	0	0	-8712	-10000	0
Parcel Number	2071-21-4-07-044	2071-21-4-11-009	2071-21-4-12-005	2071-28-1-13-004	2071-21-4-07-021	2071-28-1-13-001
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	700000	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	2019	2021	2021	2021	2021	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3431	3453	3453	3415	2899	2899
Basement/Garden lvl	3431	3453	3453	2140	2409	2409
Finish Bsmt/Grdn lvl	2585	0	0	1878	2086	0
Walkout Basement	1	0	1	0	1	0
Attached Garage	826	914	914	786	800	800
Detached Garage	0	0	0	0	0	0
Open Porch	364	393	393	261	311	311
Deck/Terrace	308	0	0	480	275	500
Total Bath Count	5	4	4	5	5	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1287061	1214621	1230990	1222032	1633149	1071156
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		07/27/2022	09/07/2022	10/12/2023	06/05/2024	10/11/2022
Time Adj Sale Price		<b>1,241,800</b>	<b>1,442,500</b>	<b>1,206,400</b>	<b>1,610,000</b>	<b>1,113,900</b>
Adjusted Sale Price		<b>1,314,240</b>	<b>1,498,571</b>	<b>1,271,429</b>	<b>1,263,912</b>	<b>1,329,805</b>
ADJ MKT \$	<b>1,353,436</b>					