

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	035217159	035217418001	035334295001	035334180001	035334031001	035335003001
STREET #	27440 E	27593 E	6707 S	6644 S	6619 S	6737 S
STREET	LAKEVIEW	EUCLID	WHITE CROW	VANDRIVER	VANDRIVER	WHITE CROW
STREET TYPE	DR	DR	WAY	WAY	WAY	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1158800	1079300	1285800	1193500	1295300
Original Sale Price	0	1125000	1101301	1312000	1217887	1295345
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-21-4-08-003	2071-21-4-08-029	2071-21-4-13-002	2071-21-4-12-004	2071-21-4-11-010	2071-28-1-17-002
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	2019	2021	2021	2021	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	4162	4010	4211	4406	4406	4190
Basement/Garden lvl	1638	1558	1879	1514	1514	2414
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	723	704	819	758	758	710
Detached Garage	0	0	0	0	0	0
Open Porch	463	462	431	641	417	347
Deck/Terrace	0	0	0	0	0	649
Total Bath Count	4	4	4	4	5	4
Fireplaces	1	2	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1126905	1096945	1194789	1236241	1213893	1222890
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/01/2023	07/29/2022	07/06/2022	07/21/2022	08/22/2022
Time Adj Sale Price		1,158,800	1,079,300	1,285,800	1,193,500	1,295,300
Adjusted Sale Price		1,188,760	1,011,416	1,176,464	1,106,512	1,199,315
ADJ MKT \$	1,129,245					