



**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**

	<b>SUBJECT</b> *****	<b>SALE 1</b> *****	<b>SALE 2</b> *****	<b>SALE 3</b> *****	<b>SALE 4</b> *****	<b>SALE 5</b> *****
PARCEL ID	035217248	035335071001	035334813001	035335356001	035334317001	035216845001
STREET #	27530 E	6772 S	6783 S	27868 E	6769 S	27581 E
STREET	LAKEVIEW	WATERLOO	WATERLOO	OTTAWA	VANDRIVER	LAKEVIEW
STREET TYPE	DR	CT	CT	AVE	WAY	DR
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		996500	909300	1005800	1113900	1610000
Original Sale Price	0	958143	909296	976526	1081500	1620000
Concessions and PP	0	0	0	0	0	-10000
Parcel Number	2071-21-4-08-012	2071-28-1-17-009	2071-28-1-16-012	2071-28-1-19-013	2071-28-1-13-001	2071-21-4-07-021
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	275000	250000	700000
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	2022	2022	2022	2021	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	2884	2751	2751	2751	2899	2899
Basement/Garden lvl	1218	1512	1512	1512	2409	2409
Finish Bsmt/Grdn lvl	0	0	0	0	0	2086
Walkout Basement	0	0	0	0	0	1
Attached Garage	848	585	585	585	800	800
Detached Garage	0	0	0	0	0	0
Open Porch	380	307	231	307	311	311
Deck/Terrace	0	0	228	0	500	275
Total Bath Count	4	4	3	3	3	5
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1022385	996868	980487	1004955	1071156	1633149
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		02/14/2023	08/25/2022	10/20/2022	10/11/2022	06/05/2024
Time Adj Sale Price		<b>996,500</b>	<b>909,300</b>	<b>1,005,800</b>	<b>1,113,900</b>	<b>1,610,000</b>
Adjusted Sale Price		<b>1,022,017</b>	<b>951,198</b>	<b>1,023,230</b>	<b>1,065,129</b>	<b>999,236</b>
ADJ MKT \$	<b>1,008,878</b>					