



**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	035217281	035217281001	035334813001	035335071001	035335356001	035334554001
STREET #	27600 E	27600 E	6783 S	6772 S	27868 E	6781 S
STREET	LAKEVIEW	LAKEVIEW	WATERLOO	WATERLOO	OTTAWA	VALLEYHEAD
STREET TYPE	DR	DR	CT	CT	AVE	CT
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1181700	909300	996500	1005800	800700
Original Sale Price	1170000	1170000	909296	958143	976526	785000
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-21-4-08-016	2071-21-4-08-016	2071-28-1-16-012	2071-28-1-17-009	2071-28-1-19-013	2071-28-1-15-008
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	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	2020	2020	2022	2022	2022	2020
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	2829	2829	2751	2751	2751	2456
Basement/Garden lvl	1177	1177	1512	1512	1512	1296
Finish Bsmt/Grdn lvl	705	705	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	715	715	585	585	585	715
Detached Garage	0	0	0	0	0	0
Open Porch	347	347	231	307	307	180
Deck/Terrace	166	166	228	0	0	0
Total Bath Count	4	4	3	4	3	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1039032	1039032	980487	996868	1004955	925706
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		08/28/2023	08/25/2022	02/14/2023	10/20/2022	09/05/2023
Time Adj Sale Price		<b>1,181,700</b>	<b>909,300</b>	<b>996,500</b>	<b>1,005,800</b>	<b>800,700</b>
Adjusted Sale Price		<b>1,181,700</b>	<b>967,845</b>	<b>1,038,664</b>	<b>1,039,877</b>	<b>914,026</b>
ADJ MKT \$	<b>1,139,943</b>					