

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	035217311	035335305001	035334899001	035335101001	035334864001	035335119001
STREET #	27650 E	27768 E	6780 S	6742 S	6810 S	6732 S
STREET	LAKEVIEW	OTTAWA	VALLEYHEAD	WATERLOO	VALLEYHEAD	WATERLOO
STREET TYPE	DR	AVE	CT	CT	CT	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		876800	1110000	1133000	879100	888000
Original Sale Price	0	868500	1110000	1100000	899000	881686
Concessions and PP	0	-349	0	0	-37112	-2500
Parcel Number	2071-21-4-08-019	2071-28-1-19-008	2071-28-1-16-020	2071-28-1-17-012	2071-28-1-16-017	2071-28-1-17-013
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	275000	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	2021	2020	2021	2020	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3451	3442	3388	3424	3388	3388
Basement/Garden lvl	1529	1516	1253	1745	1253	1253
Finish Bsmt/Grdn lvl	0	0	1095	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	744	602	739	842	739	750
Detached Garage	0	0	0	0	0	0
Open Porch	377	438	520	386	324	324
Deck/Terrace	0	0	196	0	169	230
Total Bath Count	4	4	5	5	4	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1024757	1090448	1120569	1119173	1050264	1050869
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		06/12/2023	08/29/2022	12/08/2023	07/21/2023	09/29/2022
Time Adj Sale Price		876,800	1,110,000	1,133,000	879,100	888,000
Adjusted Sale Price		811,109	1,014,188	1,038,584	853,593	861,888
ADJ MKT \$	915,350					