



**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	035217329	035217388001	035217981001	035216659001	035334180001	035334031001
STREET #	27670 E	27643 E	27760 E	27391 E	6644 S	6619 S
STREET	LAKEVIEW	EUCLID	LAKEVIEW	LAKEVIEW	VANDRIVER	VANDRIVER
STREET TYPE	DR	DR	DR	DR	WAY	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1524600	1287800	2078100	1285800	1193500
Original Sale Price	0	1525000	1300000	2060000	1312000	1217887
Concessions and PP	0	-15500	-25000	-2500	0	0
Parcel Number	2071-21-4-08-020	2071-21-4-08-026	2071-21-4-09-014	2071-21-4-07-002	2071-21-4-12-004	2071-21-4-11-010
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	275000	700000	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	2020	2020	2017	2021	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	A	A	A	A	B	B
Living Area	4391	4217	4259	4069	4406	4406
Basement/Garden lvl	1756	1726	1789	2506	1514	1514
Finish Bsmt/Grdn lvl	1566	1339	0	2176	0	0
Walkout Basement	0	0	0	1	0	0
Attached Garage	844	709	679	799	758	758
Detached Garage	0	0	0	0	0	0
Open Porch	328	354	366	446	641	417
Deck/Terrace	312	811	0	1736	0	0
Total Bath Count	5	5	4	6	4	5
Fireplaces	1	2	2	2	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1370442	1401694	1352494	1955288	1236241	1213893
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		09/06/2022	05/31/2023	09/15/2022	07/06/2022	07/21/2022
Time Adj Sale Price		<b>1,524,600</b>	<b>1,287,800</b>	<b>2,078,100</b>	<b>1,285,800</b>	<b>1,193,500</b>
Adjusted Sale Price		<b>1,493,348</b>	<b>1,305,748</b>	<b>1,493,254</b>	<b>1,420,001</b>	<b>1,350,049</b>
ADJ MKT \$	<b>1,430,781</b>					