

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	035217418	035217418001	035217361001	035334996001	035334295001	035334180001
STREET #	27593 E	27593 E	27663 E	6727 S	6707 S	6644 S
STREET	EUCLID	EUCLID	EUCLID	WHITE CROW	WHITE CROW	VANDRIVER
STREET TYPE	DR	DR	DR	WAY	WAY	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1158800	1233100	1272300	1079300	1285800
Original Sale Price	1125000	1125000	1200000	1272332	1101301	1312000
Concessions and PP	0	0	-2800	0	0	0
Parcel Number	2071-21-4-08-029	2071-21-4-08-029	2071-21-4-08-024	2071-28-1-17-001	2071-21-4-13-002	2071-21-4-12-004
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	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	2018	2021	2021	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	4010	4010	3918	3695	4211	4406
Basement/Garden lvl	1558	1558	1602	1567	1879	1514
Finish Bsmt/Grdn lvl	0	0	1146	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	704	704	777	912	819	758
Detached Garage	0	0	0	0	0	0
Open Porch	462	462	293	462	431	641
Deck/Terrace	0	0	662	0	0	0
Total Bath Count	4	4	5	5	4	4
Fireplaces	2	2	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1096945	1096945	1176697	1135400	1194789	1236241
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/01/2023	12/21/2023	08/17/2022	07/29/2022	07/06/2022
Time Adj Sale Price		1,158,800	1,233,100	1,272,300	1,079,300	1,285,800
Adjusted Sale Price		1,158,800	1,153,348	1,233,845	981,456	1,146,504
ADJ MKT \$	1,152,662					