

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	035217876	035217361001	035217418001	035334996001	035334091001	035335160001
STREET #	27584 E	27663 E	27593 E	6727 S	6648 S	6754 S
STREET	EUCLID	EUCLID	EUCLID	WHITE CROW	WHITE CROW	WHITE CROW
STREET TYPE	DR	DR	DR	WAY	CT	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1233100	1158800	1272300	1765100	1587300
Original Sale Price	0	1200000	1125000	1272332	1747599	1571563
Concessions and PP	0	-2800	0	0	0	0
Parcel Number	2071-21-4-09-003	2071-21-4-08-024	2071-21-4-08-029	2071-28-1-17-001	2071-21-4-11-016	2071-28-1-18-002
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	275000	275000	250000	250000	700000	700000
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	2018	2019	2021	2021	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3847	3918	4010	3695	3840	3723
Basement/Garden lvl	1529	1602	1558	1567	2268	1971
Finish Bsmt/Grdn lvl	0	1146	0	0	0	0
Walkout Basement	0	0	0	0	1	0
Attached Garage	744	777	704	912	777	912
Detached Garage	0	0	0	0	0	0
Open Porch	239	293	462	462	439	1200
Deck/Terrace	0	662	0	0	378	306
Total Bath Count	4	5	4	5	4	5
Fireplaces	1	1	2	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1084169	1176697	1096945	1135400	1640848	1678492
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/21/2023	03/01/2023	08/17/2022	09/29/2022	09/29/2022
Time Adj Sale Price		1,233,100	1,158,800	1,272,300	1,765,100	1,587,300
Adjusted Sale Price		1,140,572	1,146,024	1,221,069	1,208,421	992,977
ADJ MKT \$	1,146,299					