

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	035217922	035334996001	035217957001	035217400001	035335127001	035335305001
STREET #	27700 E	6727 S	27730 E	27603 E	6722 S	27768 E
STREET	LAKEVIEW	WHITE CROW	LAKEVIEW	EUCLID	WATERLOO	OTTAWA
STREET TYPE	DR	WAY	DR	DR	CT	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1272300	1207200	1024100	1134700	876800
Original Sale Price	0	1272332	1172000	1100000	1080665	868500
Concessions and PP	0	0	0	-55000	0	-349
Parcel Number	2071-21-4-09-008	2071-28-1-17-001	2071-21-4-09-011	2071-21-4-08-028	2071-28-1-17-014	2071-28-1-19-008
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	275000	250000	275000	250000	250000	275000
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	2021	2019	2022	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3624	3695	3663	3533	3605	3442
Basement/Garden lvl	1594	1567	1971	1977	1345	1516
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	912	912	912	894	750	602
Detached Garage	0	0	0	0	0	0
Open Porch	726	462	234	416	324	438
Deck/Terrace	0	0	570	96	0	0
Total Bath Count	4	5	4	4	4	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1112311	1135400	1159806	1070723	1078235	1090448
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/17/2022	10/13/2023	07/22/2022	01/19/2023	06/12/2023
Time Adj Sale Price		1,272,300	1,207,200	1,024,100	1,134,700	876,800
Adjusted Sale Price		1,249,211	1,159,705	1,065,688	1,168,776	898,663
ADJ MKT \$	1,118,658					