



**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	035217981	035217981001	035217388001	035216659001	035335208001	035334295001
STREET #	27760 E	27760 E	27643 E	27391 E	6788 S	6707 S
STREET	LAKEVIEW	LAKEVIEW	EUCLID	LAKEVIEW	WHITE CROW	WHITE CROW
STREET TYPE	DR	DR	DR	DR	WAY	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1287800	1524600	2078100	1662400	1079300
Original Sale Price	1300000	1300000	1525000	2060000	1598459	1101301
Concessions and PP	-25000	-25000	-15500	-2500	0	0
Parcel Number	2071-21-4-09-014	2071-21-4-09-014	2071-21-4-08-026	2071-21-4-07-002	2071-28-1-18-006	2071-21-4-13-002
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	700000	700000	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	2020	2020	2020	2017	2022	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	A	A	A	A	A	B
Living Area	4259	4259	4217	4069	3676	4211
Basement/Garden lvl	1789	1789	1726	2506	2113	1879
Finish Bsmt/Grdn lvl	0	0	1339	2176	0	0
Walkout Basement	0	0	0	1	1	0
Attached Garage	679	679	709	799	859	819
Detached Garage	0	0	0	0	0	0
Open Porch	366	366	354	446	368	431
Deck/Terrace	0	0	811	1736	1276	0
Total Bath Count	4	4	5	6	4	4
Fireplaces	2	2	2	2	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1352494	1352494	1401694	1955288	1759082	1194789
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		05/31/2023	09/06/2022	09/15/2022	12/29/2022	07/29/2022
Time Adj Sale Price		<b>1,287,800</b>	<b>1,524,600</b>	<b>2,078,100</b>	<b>1,662,400</b>	<b>1,079,300</b>
Adjusted Sale Price		<b>1,287,800</b>	<b>1,475,400</b>	<b>1,475,306</b>	<b>1,255,812</b>	<b>1,237,005</b>
ADJ MKT \$	<b>1,326,964</b>					