

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	035217990	035334317001	035335178001	035216845001	035335356001	035217281001
STREET #	27770 E	6769 S	6764 S	27581 E	27868 E	27600 E
STREET	LAKEVIEW	VANDRIVER	WHITE CROW	LAKEVIEW	OTTAWA	LAKEVIEW
STREET TYPE	DR	WAY	WAY	DR	AVE	DR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1113900	1479400	1610000	1005800	1181700
Original Sale Price	0	1081500	1464757	1620000	976526	1170000
Concessions and PP	0	0	0	-10000	0	0
Parcel Number	2071-21-4-09-015	2071-28-1-13-001	2071-28-1-18-003	2071-21-4-07-021	2071-28-1-19-013	2071-21-4-08-016
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	700000	700000	275000	250000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	2019	2021	2022	2021	2022	2020
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	2884	2899	2899	2899	2751	2829
Basement/Garden lvl	2384	2409	2409	2409	1512	1177
Finish Bsmt/Grdn lvl	0	0	0	2086	0	705
Walkout Basement	0	0	1	1	0	0
Attached Garage	848	800	800	800	585	715
Detached Garage	0	0	0	0	0	0
Open Porch	380	311	311	311	307	347
Deck/Terrace	0	500	275	275	0	166
Total Bath Count	3	3	4	5	3	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1047933	1071156	1548164	1633149	1004955	1039032
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/11/2022	09/13/2022	06/05/2024	10/20/2022	08/28/2023
Time Adj Sale Price		1,113,900	1,479,400	1,610,000	1,005,800	1,181,700
Adjusted Sale Price		1,090,677	979,169	1,024,784	1,048,778	1,190,601
ADJ MKT \$	1,053,790					