

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	035333973	035333973001	035334180001	035334031001	035335011001	035334007001
STREET #	6669 S	6669 S	6644 S	6619 S	6747 S	6647 S
STREET	VANDRIVER	VANDRIVER	VANDRIVER	VANDRIVER	WHITE CROW	VANDRIVER
STREET TYPE	WAY	WAY	WAY	WAY	WAY	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1216500	1285800	1193500	1241700	1217300
Original Sale Price	1169721	1169721	1312000	1217887	1205506	1159318
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-21-4-11-004	2071-21-4-11-004	2071-21-4-12-004	2071-21-4-11-010	2071-28-1-17-003	2071-21-4-11-007
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	250000	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	2022	2022	2021	2021	2022	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	4406	4406	4406	4406	4406	4343
Basement/Garden lvl	1514	1514	1514	1514	2073	1965
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	1
Attached Garage	758	758	758	758	758	662
Detached Garage	0	0	0	0	0	0
Open Porch	417	417	641	417	417	283
Deck/Terrace	544	544	0	0	836	294
Total Bath Count	5	5	4	5	5	5
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1229749	1229749	1236241	1213893	1264730	1234499
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/19/2022	07/06/2022	07/21/2022	10/12/2022	01/26/2023
Time Adj Sale Price		1,216,500	1,285,800	1,193,500	1,241,700	1,217,300
Adjusted Sale Price		1,216,500	1,279,308	1,209,356	1,206,719	1,212,550
ADJ MKT \$	1,228,503					