

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	035333990	035333990001	035335003001	035334244001	035335038001	035334279001
STREET #	6649 S	6649 S	6737 S	6665 S	6767 S	6695 S
STREET	VANDRIVER	VANDRIVER	WHITE CROW	WHITE CROW	WHITE CROW	WHITE CROW
STREET TYPE	WAY	WAY	WAY	CT	WAY	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1267600	1295300	1315100	1364600	1278500
Original Sale Price	1255000	1255000	1295345	1276758	1324881	1265806
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-21-4-11-006	2071-21-4-11-006	2071-28-1-17-002	2071-21-4-12-010	2071-28-1-17-005	2071-21-4-12-013
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	2022	2022	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	4214	4214	4190	4121	4346	4343
Basement/Garden lvl	2662	2662	2414	2449	2498	2613
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	1	0
Attached Garage	819	819	710	735	657	786
Detached Garage	0	0	0	0	0	0
Open Porch	277	277	347	319	600	370
Deck/Terrace	0	0	649	113	210	250
Total Bath Count	4	4	4	4	5	5
Fireplaces	1	1	1	1	2	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1219574	1219574	1222890	1198739	1284389	1262137
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		05/01/2023	08/22/2022	10/21/2022	10/20/2022	09/20/2022
Time Adj Sale Price		1,267,600	1,295,300	1,315,100	1,364,600	1,278,500
Adjusted Sale Price		1,267,600	1,291,984	1,335,935	1,299,785	1,235,937
ADJ MKT \$	1,279,553					