



**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	035334007	035334007001	035218155001	035335011001	035334261001	035335038001
STREET #	6647 S	6647 S	27860 E	6747 S	6685 S	6767 S
STREET	VANDRIVER	VANDRIVER	LAKEVIEW	WHITE CROW	WHITE CROW	WHITE CROW
STREET TYPE	WAY	WAY	DR	WAY	CT	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1217300	1383600	1241700	1175400	1364600
Original Sale Price	1159318	1159318	1330402	1205506	1163779	1324881
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-21-4-11-007	2071-21-4-11-007	2071-28-1-04-003	2071-28-1-17-003	2071-21-4-12-012	2071-28-1-17-005
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	2022	2022	2021	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	4343	4343	4369	4406	4406	4346
Basement/Garden lvl	1965	1965	2127	2073	2073	2498
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	1	1	0	0	0	1
Attached Garage	662	662	735	758	758	657
Detached Garage	0	0	0	0	0	0
Open Porch	283	283	340	417	641	600
Deck/Terrace	294	294	0	836	792	210
Total Bath Count	5	5	4	5	4	5
Fireplaces	1	1	1	1	1	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1234499	1234499	1214049	1264730	1289787	1284389
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		01/26/2023	02/09/2023	10/12/2022	09/30/2022	10/20/2022
Time Adj Sale Price		<b>1,217,300</b>	<b>1,383,600</b>	<b>1,241,700</b>	<b>1,175,400</b>	<b>1,364,600</b>
Adjusted Sale Price		<b>1,217,300</b>	<b>1,404,050</b>	<b>1,211,469</b>	<b>1,120,112</b>	<b>1,314,710</b>
ADJ MKT \$	<b>1,239,848</b>					