



**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	035334091	035334091001	035334112001	035335160001	035334082001	035334201001
STREET #	6648 S	6648 S	6668 S	6754 S	6638 S	6624 S
STREET	WHITE CROW	WHITE CROW	WHITE CROW	WHITE CROW	WHITE CROW	VANDRIVER
STREET TYPE	CT	CT	CT	WAY	CT	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1765100	2014000	1587300	1755800	1192600
Original Sale Price	1747599	1747599	2016480	1571563	1688225	1180816
Concessions and PP	0	0	-2500	0	0	0
Parcel Number	2071-21-4-11-016	2071-21-4-11-016	2071-21-4-11-018	2071-28-1-18-002	2071-21-4-11-015	2071-21-4-12-006
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	700000	700000	700000	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	2021	2021	2021	2021	2022	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3840	3840	3934	3723	3684	3663
Basement/Garden lvl	2268	2268	2287	1971	2106	1971
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	1	1	1	0	1	0
Attached Garage	777	777	935	912	904	912
Detached Garage	0	0	0	0	0	0
Open Porch	439	439	406	1200	402	324
Deck/Terrace	378	378	364	306	0	396
Total Bath Count	4	4	4	5	6	5
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1640848	1640848	1660558	1678492	1635620	1150632
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		09/29/2022	08/16/2022	09/29/2022	02/28/2023	09/22/2022
Time Adj Sale Price		<b>1,765,100</b>	<b>2,014,000</b>	<b>1,587,300</b>	<b>1,755,800</b>	<b>1,192,600</b>
Adjusted Sale Price		<b>1,765,100</b>	<b>1,994,290</b>	<b>1,549,656</b>	<b>1,761,028</b>	<b>1,682,816</b>
ADJ MKT \$	<b>1,772,147</b>					