



**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	035334104	035335178001	035216845001	035334317001	035334813001	035335356001
STREET #	6658 S	6764 S	27581 E	6769 S	6783 S	27868 E
STREET	WHITE CROW	WHITE CROW	LAKEVIEW	VANDRIVER	WATERLOO	OTTAWA
STREET TYPE	CT	WAY	DR	WAY	CT	AVE
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1479400	1610000	1113900	909300	1005800
Original Sale Price	0	1464757	1620000	1081500	909296	976526
Concessions and PP	0	0	-10000	0	0	0
Parcel Number	2071-21-4-11-017	2071-28-1-18-003	2071-21-4-07-021	2071-28-1-13-001	2071-28-1-16-012	2071-28-1-19-013
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	700000	700000	700000	250000	250000	275000
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	2021	2022	2021	2021	2022	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	2899	2899	2899	2899	2751	2751
Basement/Garden lvl	2409	2409	2409	2409	1512	1512
Finish Bsmt/Grdn lvl	0	0	2086	0	0	0
Walkout Basement	1	1	1	0	0	0
Attached Garage	800	800	800	800	585	585
Detached Garage	0	0	0	0	0	0
Open Porch	311	311	311	311	231	307
Deck/Terrace	588	275	275	500	228	0
Total Bath Count	4	4	5	3	3	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1555654	1548164	1633149	1071156	980487	1004955
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		09/13/2022	06/05/2024	10/11/2022	08/25/2022	10/20/2022
Time Adj Sale Price		<b>1,479,400</b>	<b>1,610,000</b>	<b>1,113,900</b>	<b>909,300</b>	<b>1,005,800</b>
Adjusted Sale Price		<b>1,486,890</b>	<b>1,532,505</b>	<b>1,598,398</b>	<b>1,484,467</b>	<b>1,556,499</b>
ADJ MKT \$	<b>1,527,027</b>					