



**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**

	<b>SUBJECT</b>	<b>SALE 1</b>	<b>SALE 2</b>	<b>SALE 3</b>	<b>SALE 4</b>	<b>SALE 5</b>
	*****	*****	*****	*****	*****	*****
PARCEL ID	035334121	035334121001	035335186001	035335194001	035216667001	035335151001
STREET #	6678 S	6678 S	6774 S	6784 S	27401 E	6744 S
STREET	WHITE CROW	WHITE CROW	WHITE CROW	WHITE CROW	LAKEVIEW	WHITE CROW
STREET TYPE	CT	CT	WAY	WAY	DR	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1565600	1839900	1752700	1812800	1752300
Original Sale Price	1520000	1520000	1752297	1669248	1743076	1701276
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-21-4-11-019	2071-21-4-11-019	2071-28-1-18-004	2071-28-1-18-005	2071-21-4-07-003	2071-28-1-18-001
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	700000
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	2022	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	4489	4489	4347	4346	4390	4346
Basement/Garden lvl	2594	2594	2576	2498	2268	2498
Finish Bsmt/Grdn lvl	2285	0	0	0	0	0
Walkout Basement	0	0	1	1	1	1
Attached Garage	594	594	660	657	777	657
Detached Garage	0	0	0	0	0	0
Open Porch	350	350	342	600	386	656
Deck/Terrace	412	412	376	435	120	604
Total Bath Count	5	3	4	5	4	5
Fireplaces	1	1	1	2	1	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1800979	1690888	1705419	1741148	1699785	1750879
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		12/21/2023	01/20/2023	01/17/2023	02/23/2023	10/21/2022
Time Adj Sale Price		<b>1,565,600</b>	<b>1,839,900</b>	<b>1,752,700</b>	<b>1,812,800</b>	<b>1,752,300</b>
Adjusted Sale Price		<b>1,675,691</b>	<b>1,935,460</b>	<b>1,812,531</b>	<b>1,913,994</b>	<b>1,802,400</b>
ADJ MKT \$	<b>1,816,365</b>					