

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	035334155	035335208001	035216659001	035217388001	035217981001	035334091001
STREET #	6674 S	6788 S	27391 E	27643 E	27760 E	6648 S
STREET	VANDRIVER	WHITE CROW	LAKEVIEW	EUCLID	LAKEVIEW	WHITE CROW
STREET TYPE	WAY	WAY	DR	DR	DR	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1662400	2078100	1524600	1287800	1765100
Original Sale Price	0	1598459	2060000	1525000	1300000	1747599
Concessions and PP	0	0	-2500	-15500	-25000	0
Parcel Number	2071-21-4-12-001	2071-28-1-18-006	2071-21-4-07-002	2071-21-4-08-026	2071-21-4-09-014	2071-21-4-11-016
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	700000	700000	250000	275000	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	2021	2022	2017	2020	2020	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	A	A	A	A	A	B
Living Area	3841	3676	4069	4217	4259	3840
Basement/Garden lvl	2278	2113	2506	1726	1789	2268
Finish Bsmt/Grdn lvl	0	0	2176	1339	0	0
Walkout Basement	0	1	1	0	0	1
Attached Garage	859	859	799	709	679	777
Detached Garage	0	0	0	0	0	0
Open Porch	704	368	446	354	366	439
Deck/Terrace	734	1276	1736	811	0	378
Total Bath Count	4	4	6	5	4	4
Fireplaces	1	1	2	2	2	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1377231	1759082	1955288	1401694	1352494	1640848
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/29/2022	09/15/2022	09/06/2022	05/31/2023	09/29/2022
Time Adj Sale Price		1,662,400	2,078,100	1,524,600	1,287,800	1,765,100
Adjusted Sale Price		1,280,549	1,500,043	1,500,137	1,312,537	1,501,483
ADJ MKT \$	1,401,186					