

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	035218155	035218155001	035335011001	035216667001	035334007001	035334261001
STREET #	27860 E	27860 E	6747 S	27401 E	6647 S	6685 S
STREET	LAKEVIEW	LAKEVIEW	WHITE CROW	LAKEVIEW	VANDRIVER	WHITE CROW
STREET TYPE	DR	DR	WAY	DR	WAY	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1383600	1241700	1812800	1217300	1175400
Original Sale Price	1330402	1330402	1205506	1743076	1159318	1163779
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-28-1-04-003	2071-28-1-04-003	2071-28-1-17-003	2071-21-4-07-003	2071-21-4-11-007	2071-21-4-12-012
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	275000	250000	250000	700000	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	2022	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	4369	4369	4406	4390	4343	4406
Basement/Garden lvl	2127	2127	2073	2268	1965	2073
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	1	1	0
Attached Garage	735	735	758	777	662	758
Detached Garage	0	0	0	0	0	0
Open Porch	340	340	417	386	283	641
Deck/Terrace	0	0	836	120	294	792
Total Bath Count	4	4	5	4	5	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1239049	1214049	1264730	1699785	1234499	1289787
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		02/09/2023	10/12/2022	02/23/2023	01/26/2023	09/30/2022
Time Adj Sale Price		1,383,600	1,241,700	1,812,800	1,217,300	1,175,400
Adjusted Sale Price		1,408,600	1,216,019	1,352,064	1,221,850	1,124,662
ADJ MKT \$	1,280,240					