

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	035334414	035334899001	035334520001	035334392001	035334864001	035335119001
STREET #	6773 S	6780 S	6751 S	6753 S	6810 S	6732 S
STREET	VANDRIVER	VALLEYHEAD	VALLEYHEAD	VANDRIVER	VALLEYHEAD	WATERLOO
STREET TYPE	CT	CT	CT	CT	CT	CT
APT #						
DWELLING						
Time Adj Sale Price		1110000	875500	1060500	879100	888000
Original Sale Price	0	1110000	850000	1050000	899000	881686
Concessions and PP	0	0	0	0	-37112	-2500
Parcel Number	2071-28-1-14-003	2071-28-1-16-020	2071-28-1-15-005	2071-28-1-14-001	2071-28-1-16-017	2071-28-1-17-013
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	250000	250000	250000	250000	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	2020	2020	2020	2020	2020	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3440	3388	3383	3383	3388	3388
Basement/Garden lvl	1204	1253	1177	1177	1253	1253
Finish Bsmt/Grdn lvl	1060	1095	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	842	739	1037	1037	739	750
Detached Garage	0	0	0	0	0	0
Open Porch	386	520	282	386	324	324
Deck/Terrace	0	196	240	820	169	230
Total Bath Count	6	5	4	4	4	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1128187	1120569	1063727	1089309	1050264	1050869
VALUATION						
SALE DATE		08/29/2022	03/07/2023	06/30/2023	07/21/2023	09/29/2022
Time Adj Sale Price		1,110,000	875,500	1,060,500	879,100	888,000
Adjusted Sale Price		1,117,618	939,960	1,099,378	957,023	965,318
ADJ MKT \$	1,047,755					