

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	035334422	035334830001	035335119001	035334520001	035334392001	035334899001
STREET #	6783 S	6803 S	6732 S	6751 S	6753 S	6780 S
STREET	VANDRIVER	WATERLOO	WATERLOO	VALLEYHEAD	VANDRIVER	VALLEYHEAD
STREET TYPE	CT	CT	CT	CT	CT	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1004700	888000	875500	1060500	1110000
Original Sale Price	0	1004745	881686	850000	1050000	1110000
Concessions and PP	0	0	-2500	0	0	0
Parcel Number	2071-28-1-14-004	2071-28-1-16-014	2071-28-1-17-013	2071-28-1-15-005	2071-28-1-14-001	2071-28-1-16-020
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	2021	2021	2021	2020	2020	2020
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3331	3331	3388	3383	3383	3388
Basement/Garden lvl	1162	1162	1253	1177	1177	1253
Finish Bsmt/Grdn lvl	0	0	0	0	0	1095
Walkout Basement	0	0	0	0	0	0
Attached Garage	864	864	750	1037	1037	739
Detached Garage	0	0	0	0	0	0
Open Porch	386	386	324	282	386	520
Deck/Terrace	0	192	230	240	820	196
Total Bath Count	4	4	4	4	4	5
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1046485	1050340	1050869	1063727	1089309	1120569
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/18/2022	09/29/2022	03/07/2023	06/30/2023	08/29/2022
Time Adj Sale Price		1,004,700	888,000	875,500	1,060,500	1,110,000
Adjusted Sale Price		1,000,845	883,616	858,258	1,017,676	1,035,916
ADJ MKT \$	993,399					