

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	035334503	035335097001	035335330001	035334899001	035334830001	035335101001
STREET #	6731 S	6752 S	27828 E	6780 S	6803 S	6742 S
STREET	VALLEYHEAD	WATERLOO	OTTAWA	VALLEYHEAD	WATERLOO	WATERLOO
STREET TYPE	CT	CT	AVE	CT	CT	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1247200	1045600	1110000	1004700	1133000
Original Sale Price	0	1210882	1066954	1110000	1004745	1100000
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-28-1-15-003	2071-28-1-17-011	2071-28-1-19-011	2071-28-1-16-020	2071-28-1-16-014	2071-28-1-17-012
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	250000	250000	275000	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	2022	2021	2020	2021	2021
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3331	3331	3331	3388	3331	3424
Basement/Garden lvl	1681	1681	1681	1253	1162	1745
Finish Bsmt/Grdn lvl	0	0	0	1095	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	864	864	864	739	864	842
Detached Garage	0	0	0	0	0	0
Open Porch	386	386	386	520	386	386
Deck/Terrace	0	0	0	196	192	0
Total Bath Count	4	5	4	5	4	5
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1070819	1086304	1095819	1120569	1050340	1119173
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/20/2022	07/22/2022	08/29/2022	08/18/2022	12/08/2023
Time Adj Sale Price		1,247,200	1,045,600	1,110,000	1,004,700	1,133,000
Adjusted Sale Price		1,231,715	1,020,600	1,060,250	1,025,179	1,084,646
ADJ MKT \$	1,106,612					