

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	035334597	035334759001	035335097001	035334546001	035335330001	035335348001
STREET #	6831 S	6723 S	6752 S	6771 S	27828 E	27848 E
STREET	VALLEYHEAD	WATERLOO	WATERLOO	VALLEYHEAD	OTTAWA	OTTAWA
STREET TYPE	CT	CT	CT	CT	AVE	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		975200	1247200	795000	1045600	1009500
Original Sale Price	0	995100	1210882	795000	1066954	970633
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-28-1-15-012	2071-28-1-16-006	2071-28-1-17-011	2071-28-1-15-007	2071-28-1-19-011	2071-28-1-19-012
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	250000	250000	275000	275000
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	2021	2022	2020	2021	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3132	3180	3331	2905	3331	3244
Basement/Garden lvl	2006	1399	1681	1709	1681	1302
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	686	592	864	766	864	664
Detached Garage	0	0	0	0	0	0
Open Porch	296	366	386	307	386	252
Deck/Terrace	0	0	0	0	0	511
Total Bath Count	6	4	5	3	4	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1070835	1019490	1086304	988917	1095819	1058571
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/29/2022	10/20/2022	05/30/2024	07/22/2022	11/29/2022
Time Adj Sale Price		975,200	1,247,200	795,000	1,045,600	1,009,500
Adjusted Sale Price		1,026,545	1,231,731	876,918	1,020,616	1,021,764
ADJ MKT \$	1,035,973					