

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	035334601	035335101001	035217400001	035334899001	035334783001	035334775001
STREET #	6842 S	6742 S	27603 E	6780 S	6753 S	6743 S
STREET	VANDRIVER	WATERLOO	EUCLID	VALLEYHEAD	WATERLOO	WATERLOO
STREET TYPE	CT	CT	DR	CT	CT	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1133000	1024100	1110000	1011000	1158000
Original Sale Price	0	1100000	1100000	1110000	981529	1135321
Concessions and PP	0	0	-55000	0	0	0
Parcel Number	2071-28-1-15-013	2071-28-1-17-012	2071-21-4-08-028	2071-28-1-16-020	2071-28-1-16-009	2071-28-1-16-008
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	2021	2019	2020	2022	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3404	3424	3533	3388	3480	3480
Basement/Garden lvl	2278	1745	1977	1253	1809	1809
Finish Bsmt/Grdn lvl	0	0	0	1095	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	822	842	894	739	750	750
Detached Garage	0	0	0	0	0	0
Open Porch	438	386	416	520	462	324
Deck/Terrace	0	0	96	196	0	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	1109953	1119173	1070723	1120569	1095302	1097405
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		12/08/2023	07/22/2022	08/29/2022	10/28/2022	04/07/2023
Time Adj Sale Price		1,133,000	1,024,100	1,110,000	1,011,000	1,158,000
Adjusted Sale Price		1,123,780	1,063,330	1,099,384	1,025,651	1,170,548
ADJ MKT \$	1,095,916					