

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	035334759	035334759001	035335348001	035334830001	035335119001	035335097001
STREET #	6723 S	6723 S	27848 E	6803 S	6732 S	6752 S
STREET	WATERLOO	WATERLOO	OTTAWA	WATERLOO	WATERLOO	WATERLOO
STREET TYPE	CT	CT	AVE	CT	CT	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		975200	1009500	1004700	888000	1247200
Original Sale Price	995100	995100	970633	1004745	881686	1210882
Concessions and PP	0	0	0	0	-2500	0
Parcel Number	2071-28-1-16-006	2071-28-1-16-006	2071-28-1-19-012	2071-28-1-16-014	2071-28-1-17-013	2071-28-1-17-011
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	2021	2021	2022	2021	2021	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3180	3180	3244	3331	3388	3331
Basement/Garden lvl	1399	1399	1302	1162	1253	1681
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	592	592	664	864	750	864
Detached Garage	0	0	0	0	0	0
Open Porch	366	366	252	386	324	386
Deck/Terrace	0	0	511	192	230	0
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	1019490	1019490	1058571	1050340	1050869	1086304
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/29/2022	11/29/2022	08/18/2022	09/29/2022	10/20/2022
Time Adj Sale Price		975,200	1,009,500	1,004,700	888,000	1,247,200
Adjusted Sale Price		975,200	970,419	973,850	856,621	1,180,386
ADJ MKT \$	975,776					