



**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](http://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**

	<b>SUBJECT</b> *****	<b>SALE 1</b> *****	<b>SALE 2</b> *****	<b>SALE 3</b> *****	<b>SALE 4</b> *****	<b>SALE 5</b> *****
PARCEL ID	035334775	035334783001	035334775001	035334732001	035335101001	035335097001
STREET #	6743 S	6753 S	6743 S	6703 S	6742 S	6752 S
STREET	WATERLOO	WATERLOO	WATERLOO	WATERLOO	WATERLOO	WATERLOO
STREET TYPE	CT	CT	CT	CT	CT	CT
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1011000	1158000	1022200	1133000	1247200
Original Sale Price	1135321	981529	1135321	1002164	1100000	1210882
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-28-1-16-008	2071-28-1-16-009	2071-28-1-16-008	2071-28-1-16-004	2071-28-1-17-012	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	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	2022	2022	2022	2022	2021	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3480	3480	3480	3480	3424	3331
Basement/Garden lvl	1809	1809	1809	1809	1745	1681
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	750	750	750	750	842	864
Detached Garage	0	0	0	0	0	0
Open Porch	324	462	324	324	386	386
Deck/Terrace	0	0	0	0	0	0
Total Bath Count	5	4	5	5	5	5
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1097405	1095302	1097405	1097405	1119173	1086304
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		10/28/2022	04/07/2023	04/25/2023	12/08/2023	10/20/2022
Time Adj Sale Price		<b>1,011,000</b>	<b>1,158,000</b>	<b>1,022,200</b>	<b>1,133,000</b>	<b>1,247,200</b>
Adjusted Sale Price		<b>1,013,103</b>	<b>1,158,000</b>	<b>1,022,200</b>	<b>1,111,232</b>	<b>1,258,301</b>
ADJ MKT \$	<b>1,057,535</b>					