



**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**

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
PARCEL ID	035334805	035335305001	035335101001	035335119001	035334783001	035334899001
STREET #	6773 S	27768 E	6742 S	6732 S	6753 S	6780 S
STREET	WATERLOO	OTTAWA	WATERLOO	WATERLOO	WATERLOO	VALLEYHEAD
STREET TYPE	CT	AVE	CT	CT	CT	CT
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		876800	1133000	888000	1011000	1110000
Original Sale Price	0	868500	1100000	881686	981529	1110000
Concessions and PP	0	-349	0	-2500	0	0
Parcel Number	2071-28-1-16-011	2071-28-1-19-008	2071-28-1-17-012	2071-28-1-17-013	2071-28-1-16-009	2071-28-1-16-020
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	275000	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	2021	2021	2021	2021	2022	2020
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3442	3442	3424	3388	3480	3388
Basement/Garden lvl	1516	1516	1745	1253	1809	1253
Finish Bsmt/Grdn lvl	0	0	0	0	0	1095
Walkout Basement	0	0	0	0	0	0
Attached Garage	602	602	842	750	750	739
Detached Garage	0	0	0	0	0	0
Open Porch	438	438	386	324	462	520
Deck/Terrace	0	0	0	230	0	196
Total Bath Count	4	4	5	4	4	5
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1065448	1090448	1119173	1050869	1095302	1120569
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		06/12/2023	12/08/2023	09/29/2022	10/28/2022	08/29/2022
Time Adj Sale Price		<b>876,800</b>	<b>1,133,000</b>	<b>888,000</b>	<b>1,011,000</b>	<b>1,110,000</b>
Adjusted Sale Price		<b>851,800</b>	<b>1,079,275</b>	<b>902,579</b>	<b>981,146</b>	<b>1,054,879</b>
ADJ MKT \$	<b>960,224</b>					