

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	035334902	035334520001	035334392001	035334899001	035334830001	035334864001
STREET #	6770 S	6751 S	6753 S	6780 S	6803 S	6810 S
STREET	VALLEYHEAD	VALLEYHEAD	VANDRIVER	VALLEYHEAD	WATERLOO	VALLEYHEAD
STREET TYPE	CT	CT	CT	CT	CT	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		875500	1060500	1110000	1004700	879100
Original Sale Price	0	850000	1050000	1110000	1004745	899000
Concessions and PP	0	0	0	0	0	-37112
Parcel Number	2071-28-1-16-021	2071-28-1-15-005	2071-28-1-14-001	2071-28-1-16-020	2071-28-1-16-014	2071-28-1-16-017
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	2020	2020	2020	2021	2020
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3392	3383	3383	3388	3331	3388
Basement/Garden lvl	762	1177	1177	1253	1162	1253
Finish Bsmt/Grdn lvl	0	0	0	1095	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	602	1037	1037	739	864	739
Detached Garage	0	0	0	0	0	0
Open Porch	258	282	386	520	386	324
Deck/Terrace	0	240	820	196	192	169
Total Bath Count	4	4	4	5	4	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1008673	1063727	1089309	1120569	1050340	1050264
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		03/07/2023	06/30/2023	08/29/2022	08/18/2022	07/21/2023
Time Adj Sale Price		875,500	1,060,500	1,110,000	1,004,700	879,100
Adjusted Sale Price		820,446	979,864	998,104	963,033	837,509
ADJ MKT \$	919,307					