

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	035334929	035334783001	035334775001	035334732001	035334899001	035217400001
STREET #	6750 S	6753 S	6743 S	6703 S	6780 S	27603 E
STREET	VALLEYHEAD	WATERLOO	WATERLOO	WATERLOO	VALLEYHEAD	EUCLID
STREET TYPE	CT	CT	CT	CT	CT	DR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1011000	1158000	1022200	1110000	1024100
Original Sale Price	0	981529	1135321	1002164	1110000	1100000
Concessions and PP	0	0	0	0	0	-55000
Parcel Number	2071-28-1-16-023	2071-28-1-16-009	2071-28-1-16-008	2071-28-1-16-004	2071-28-1-16-020	2071-21-4-08-028
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	2022	2022	2022	2020	2019
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3480	3480	3480	3480	3388	3533
Basement/Garden lvl	1809	1809	1809	1809	1253	1977
Finish Bsmt/Grdn lvl	1204	0	0	0	1095	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	750	750	750	750	739	894
Detached Garage	0	0	0	0	0	0
Open Porch	324	462	324	324	520	416
Deck/Terrace	0	0	0	0	196	96
Total Bath Count	6	4	5	5	5	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1153828	1095302	1097405	1097405	1120569	1070723
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/28/2022	04/07/2023	04/25/2023	08/29/2022	07/22/2022
Time Adj Sale Price		1,011,000	1,158,000	1,022,200	1,110,000	1,024,100
Adjusted Sale Price		1,069,526	1,214,423	1,078,623	1,143,259	1,107,205
ADJ MKT \$	1,122,385					