

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	035335011	035335011001	035334261001	035218155001	035334007001	035216667001
STREET #	6747 S	6747 S	6685 S	27860 E	6647 S	27401 E
STREET	WHITE CROW	WHITE CROW	WHITE CROW	LAKEVIEW	VANDRIVER	LAKEVIEW
STREET TYPE	WAY	WAY	CT	DR	WAY	DR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1241700	1175400	1383600	1217300	1812800
Original Sale Price	1205506	1205506	1163779	1330402	1159318	1743076
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-28-1-17-003	2071-28-1-17-003	2071-21-4-12-012	2071-28-1-04-003	2071-21-4-11-007	2071-21-4-07-003
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	700000
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	2021	2022	2022	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	4406	4406	4406	4369	4343	4390
Basement/Garden lvl	2073	2073	2073	2127	1965	2268
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	1	1
Attached Garage	758	758	758	735	662	777
Detached Garage	0	0	0	0	0	0
Open Porch	417	417	641	340	283	386
Deck/Terrace	836	836	792	0	294	120
Total Bath Count	5	5	4	4	5	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1264730	1264730	1289787	1214049	1234499	1699785
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/12/2022	09/30/2022	02/09/2023	01/26/2023	02/23/2023
Time Adj Sale Price		1,241,700	1,175,400	1,383,600	1,217,300	1,812,800
Adjusted Sale Price		1,241,700	1,150,343	1,434,281	1,247,531	1,377,745
ADJ MKT \$	1,253,407					