

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	035335038	035335038001	035335020001	035218163001	035334279001	035335194001
STREET #	6767 S	6767 S	6757 S	27870 E	6695 S	6784 S
STREET	WHITE CROW	WHITE CROW	WHITE CROW	LAKEVIEW	WHITE CROW	WHITE CROW
STREET TYPE	WAY	WAY	WAY	DR	CT	WAY
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1364600	1258000	1549600	1278500	1752700
Original Sale Price	1324881	1324881	1198141	1534227	1265806	1669248
Concessions and PP	0	0	0	0	0	0
Parcel Number	2071-28-1-17-005	2071-28-1-17-005	2071-28-1-17-004	2071-28-1-04-004	2071-21-4-12-013	2071-28-1-18-005
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	2022	2022	2021	2022
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	4346	4346	4346	4346	4343	4346
Basement/Garden lvl	2498	2498	2498	2498	2613	2498
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	1	1	1	0	0	1
Attached Garage	657	657	657	657	786	657
Detached Garage	0	0	0	0	0	0
Open Porch	600	600	600	600	370	600
Deck/Terrace	210	210	435	435	250	435
Total Bath Count	5	5	6	5	5	5
Fireplaces	2	2	2	2	1	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1284389	1284389	1306148	1274293	1262137	1741148
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/20/2022	01/26/2023	08/04/2023	09/20/2022	01/17/2023
Time Adj Sale Price		1,364,600	1,258,000	1,549,600	1,278,500	1,752,700
Adjusted Sale Price		1,364,600	1,236,241	1,559,696	1,300,752	1,295,941
ADJ MKT \$	1,349,337					