

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	035335267	035335305001	035335241001	035335330001	035334899001	035334864001
STREET #	27698 E	27768 E	27638 E	27828 E	6780 S	6810 S
STREET	OTTAWA	OTTAWA	OTTAWA	OTTAWA	VALLEYHEAD	VALLEYHEAD
STREET TYPE	AVE	AVE	AVE	AVE	CT	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		876800	1168400	1045600	1110000	879100
Original Sale Price	0	868500	1123463	1066954	1110000	899000
Concessions and PP	0	-349	0	0	0	-37112
Parcel Number	2071-28-1-19-004	2071-28-1-19-008	2071-28-1-19-002	2071-28-1-19-011	2071-28-1-16-020	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	275000	275000	275000	275000	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	2021	2022	2021	2020	2020
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	3442	3442	3440	3331	3388	3388
Basement/Garden lvl	1506	1516	1204	1681	1253	1253
Finish Bsmt/Grdn lvl	0	0	0	0	1095	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	602	602	842	864	739	739
Detached Garage	0	0	0	0	0	0
Open Porch	287	438	386	386	520	324
Deck/Terrace	1081	0	810	0	196	169
Total Bath Count	5	4	5	4	5	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1123475	1090448	1125993	1095819	1120569	1050264
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		06/12/2023	12/20/2022	07/22/2022	08/29/2022	07/21/2023
Time Adj Sale Price		876,800	1,168,400	1,045,600	1,110,000	879,100
Adjusted Sale Price		909,827	1,165,882	1,073,256	1,112,906	952,311
ADJ MKT \$	1,008,377					