

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	034195360	034195131001	034194274001	034194479001	034194622001	034346961001
STREET #	6104 S	6091 S	6151 S	6110 S	6192 S	16867 E
STREET	KALISPELL	KALISPELL	MOBILE	MEMPHIS	MOBILE	LAKE
STREET TYPE	ST	ST	ST	CT	ST	DR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1248500	1191800	1333800	1383200	1285000
Original Sale Price	0	1225000	1180000	1285000	1350000	1285000
Concessions and PP	0	-1000	0	-2500	-20000	0
Parcel Number	2073-20-2-07-011	2073-20-2-06-001	2073-20-1-10-004	2073-20-1-10-024	2073-20-1-11-015	2073-20-1-19-010
Neighborhood	1755	1755	1755	1755	1755	1755
Neighborhood Group	220750	220750	220750	220750	220750	220750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	300000	300000	300000	300000	300000	300000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	2006	2004	2006	2004	2004	2003
Remodel Year	0	0	0	0	0	0
Valuation Grade	A	A	A	A	A	A
Living Area	4998	4990	4791	4835	4837	4821
Basement/Garden lvl	2442	2434	2425	2383	2338	2284
Finish Bsmt/Grdn lvl	0	0	2005	2260	2173	1831
Walkout Basement	0	1	0	0	0	1
Attached Garage	878	1126	1091	1088	788	1080
Detached Garage	0	0	0	0	0	0
Open Porch	192	192	223	192	182	156
Deck/Terrace	1423	884	121	631	696	1403
Total Bath Count	5	4	8	6	6	6
Fireplaces	0	3	3	2	2	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1239109	1213767	1304288	1271509	1247243	1286513
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		04/07/2023	05/30/2023	02/10/2023	02/22/2023	05/30/2024
Time Adj Sale Price		1,248,500	1,191,800	1,333,800	1,383,200	1,285,000
Adjusted Sale Price		1,273,842	1,126,621	1,301,400	1,375,066	1,237,596
ADJ MKT \$	1,260,769					