

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	034154914	034154116001	034154299001	034154485001	034154337001	034154931001
STREET #	20594 E	20697 E	20501 E	20678 E	20512 E	20582 E
STREET	LAKE	LAKE	LAKE	LAKE	LAKE	LAKE
STREET TYPE	AVE	AVE	AVE	CIR	CIR	AVE
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		509900	539000	596000	668100	637600
Original Sale Price	0	509900	550000	605000	675000	619000
Concessions and PP	0	-5000	0	-9000	-13500	0
Parcel Number	2073-23-2-25-081	2073-23-2-25-001	2073-23-2-25-019	2073-23-2-25-038	2073-23-2-25-023	2073-23-2-25-083
Neighborhood	901	901	901	901	901	901
Neighborhood Group	420100	420100	420100	420100	420100	420100
LUC	1240	1240	1240	1240	1240	1240
Allocated Land Val	140000	140000	140000	140000	140000	140000
Improvement Type	Townhomes	Townhomes	Townhomes	Townhomes	Townhomes	Townhomes
Improvement Style	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	2 Story	2 Story	2 Story
Year Built	2004	2004	2003	2002	2002	2004
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	1670	1669	1669	1786	1930	2042
Basement/Garden lvl	1660	1165	1165	1266	1146	1506
Finish Bsmt/Grdn lvl	0	0	0	1203	971	1001
Walkout Basement	1	0	0	1	1	1
Attached Garage	452	452	452	454	546	572
Detached Garage	0	0	0	0	0	0
Open Porch	116	116	116	138	112	50
Deck/Terrace	240	108	108	316	252	240
Total Bath Count	2	2	2	4	4	4
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	571814	537858	537858	592080	596005	606781
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		9/29/2022	4/13/2023	6/22/2023	4/2/2024	2/20/2023
Time Adj Sale Price		509,900	539,000	596,000	668,100	637,600
Adjusted Sale Price		543,856	572,956	575,734	643,909	602,633
ADJ MKT \$	560,968					