



**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](http://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	032554274	032554266001	032587636001	032587229001	032881500001	032587652001
STREET #	6711 S	6711 S	6776 S	6755 S	6731 S	6776 S
STREET	IVY	IVY	IVY	IVY	IVY	IVY
STREET TYPE	WAY	WAY	ST	ST	WAY	ST
APT #	B8	B7	B5	B4	B8	B7
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sales Price		420000	392000	434600	454000	424600
Original Sale Price	0	420000	400000	440000	455000	447500
Concessions and PP	0	0	0	-1000	-1000	-14200
Parcel Number	2075-29-2-28-036	2075-29-2-28-035	2075-29-2-29-053	2075-29-2-29-012	2075-29-2-30-016	2075-29-2-29-055
Neighborhood	2918	2918	2918	2918	2918	2918
Neighborhood Group	310325	310325	310325	310325	310325	310325
LUC	1290	1290	1290	1290	1290	1290
Allocated Land Val	77000	77000	77000	92400	84700	77000
Improvement Type	condos, Res: Low Ri	condos, Res: Low Ri	condos, Res: Low Ri	condos, Res: Low Ri	condos, Res: Low Ri	condos, Res: Low Ri
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1985	1985	1985	1985	1985	1985
Remodel Year	0	0	2018	2017	2021	2022
Valuation Grade	C	C	C	C	C	C
Living Area	1269	1321	1269	1269	1269	1321
Basement/Garden lvl	0	0	0	0	0	0
Finish Bsmt/Grdn lvl	0	0	0	0	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	0	0	0	0	0	0
Detached Garage	0	0	0	0	0	0
Open Porch	0	0	0	0	0	0
Deck/Terrace	104	32	104	104	104	32
Total Bath Count	2	2	2	2	2	2
Fireplaces	1	1	1	1	1	1
Regression Valuation	377535	364993	382538	420360	412336	407169
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		11/01/2022	04/03/2023	03/15/2024	10/26/2022	07/10/2023
Time Adj Sale Price		<b>420,000</b>	<b>392,000</b>	<b>434,600</b>	<b>454,000</b>	<b>424,600</b>
Adjusted Sale Price		<b>432,542</b>	<b>386,997</b>	<b>391,775</b>	<b>419,199</b>	<b>394,966</b>
ADJ MKT \$	<b>413,823</b>					