



**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	032881470	032587393001	032554266001	032587423001	032881844001	032587636001
STREET #	6731 S	6702 S	6711 S	6702 S	6761 S	6776 S
STREET	IVY	IVY	IVY	IVY	IVY	IVY
STREET TYPE	WAY	WAY	WAY	WAY	WAY	ST
APT #	B6	B1	B7	B4	B4	B5
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sales Price		360100	420000	383600	370000	392000
Original Sale Price	0	369900	420000	387500	370000	400000
Concessions and PP	0	-2500	0	0	0	0
Parcel Number	2075-29-2-30-014	2075-29-2-29-029	2075-29-2-28-035	2075-29-2-29-032	2075-29-2-30-038	2075-29-2-29-053
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	60500	55000	77000	55000	55000	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	2008	0	2019	2023	2018
Valuation Grade	C	C	C	C	C	C
Living Area	1160	1136	1321	1136	1136	1269
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	32	104	32	104	120	104
Total Bath Count	2	2	2	2	2	2
Fireplaces	1	1	1	1	1	1
Regression Valuation	335127	351810	364993	353781	370488	382538
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		05/26/2023	11/01/2022	03/22/2024	06/04/2024	04/03/2023
Time Adj Sale Price		<b>360,100</b>	<b>420,000</b>	<b>383,600</b>	<b>370,000</b>	<b>392,000</b>
Adjusted Sale Price		<b>343,417</b>	<b>390,134</b>	<b>364,946</b>	<b>334,639</b>	<b>344,589</b>
ADJ MKT \$	<b>356,416</b>					