

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	032881801	032881542001	032587164001	032554053001	032554312001	032587687001
STREET #	6761 S	6741 S	6755 S	6701 S	6711 S	6776 S
STREET	IVY	IVY	IVY	IVY	IVY	IVY
STREET TYPE	WAY	WAY	ST	WAY	WAY	ST
APT #	A8	A3	A6	B1	C4	C2
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sales Price		332600	323200	325000	347900	313600
Original Sale Price	0	337500	320000	325000	355000	320000
Concessions and PP	0	-1500	0	0	0	0
Parcel Number	2075-29-2-30-034	2075-29-2-30-019	2075-29-2-29-006	2075-29-2-28-015	2075-29-2-28-040	2075-29-2-29-058
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	60500	55000	55000	55000	55000
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	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	1985	1985	1985	1985	1985	1985
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1004	1004	996	988	988	956
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	210
Open Porch	0	0	0	0	0	0
Deck/Terrace	72	72	0	72	72	0
Total Bath Count	2	2	2	1	2	1
Fireplaces	1	1	1	1	1	1
Regression Valuation	332362	337652	323558	314886	327694	315022
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		09/16/2022	02/06/2023	11/28/2022	08/22/2023	05/05/2023
Time Adj Sale Price		332,600	323,200	325,000	347,900	313,600
Adjusted Sale Price		327,310	332,004	342,476	352,568	330,940
ADJ MKT \$	328,703					