

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	032085266	033658493001	033707532001	032198044001	034472282001	032198257001
STREET #	600 S	2100 W	8	7190 S	2471 W	940
STREET	WATSON	JAMISON	HUNTER RUN	PRINCE	PEAKVIEW	FRONT RANGE
STREET TYPE	LN	WAY	LN	ST	CT	RD
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		2699900	3496100	1800000	1972800	2520000
Original Sale Price	0	2650000	3437500	1800000	1972800	2495000
Concessions and PP	0	-3000	-10000	0	0	0
Parcel Number	2077-20-2-01-040	2077-33-2-01-013	2077-30-1-00-046	2077-28-3-02-002	2077-20-4-12-001	2077-28-3-02-028
Neighborhood	1616	1616	1616	1616	1615	1614
Neighborhood Group	216751	216751	216751	216751	216751	216751
LUC	1420	1420	1420	1420	1220	1220
Allocated Land Val	1644000	2023100	1593600	1206000	480000	600000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	3 Story	2 Story	1 Story/Ranch	Multi-Level	2 Story	2 Story
Year Built	1984	1994	1979	1968	2005	1973
Remodel Year	0	0	2007	2010	0	2005
Valuation Grade	A	A	A	B	A	A
Living Area	6290	3626	5069	2184	5025	5950
Basement/Garden lvl	0	2156	0	1344	2579	1431
Finish Bsmt/Grdn lvl	0	0	0	1016	2000	0
Walkout Basement	0	1	0	1	1	0
Attached Garage	676	637	1028	550	1506	1056
Detached Garage	1800	628	0	0	0	0
Open Porch	240	1771	1408	638	1392	120
Deck/Terrace	320	517	432	532	2600	646
Total Bath Count	7	5	7	3	6	6
Fireplaces	3	2	2	2	2	3
2nd Residence	1367	0	520	0	0	0
Regression Valuation	3114933	3043943	3310767	1788874	2168728	2440804
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/07/2022	05/31/2023	05/13/2024	02/29/2024	08/28/2023
Time Adj Sale Price		2,699,900	3,496,100	1,800,000	1,972,800	2,520,000
Adjusted Sale Price		2,770,890	3,300,266	3,126,059	2,919,005	3,194,129
ADJ MKT \$	3,054,552					