



**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**

	<b>SUBJECT</b> *****	<b>SALE 1</b> *****	<b>SALE 2</b> *****	<b>SALE 3</b> *****	<b>SALE 4</b> *****	<b>SALE 5</b> *****
PARCEL ID	033276272	032198044001	032470020001	032197455001	034449337001	034472304001
STREET #	6681 S	7190 S	7248 S	721	6897 S	2483 W
STREET	WINDERMERE	PRINCE	SUNDOWN	FRONT RANGE	GALLUP	PEAKVIEW
STREET TYPE	ST	ST	CIR	RD	ST	CT
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		1800000	798300	1744800	1748500	1550000
Original Sale Price	0	1800000	775000	1646000	1750000	1550000
Concessions and PP	0	0	0	0	-1500	0
Parcel Number	2077-28-2-19-001	2077-28-3-02-002	2077-27-2-24-014	2077-28-2-11-025	2077-28-1-24-004	2077-20-4-12-003
Neighborhood	1616	1616	2820	1614	1615	1615
Neighborhood Group	216751	216751	216751	216751	216751	216751
LUC	1420	1420	1220	1420	1220	1220
Allocated Land Val	1050000	1206000	280000	615600	480000	480000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	Multi-Level	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch	1 Story/Ranch
Year Built	1990	1968	1985	1978	2005	2007
Remodel Year	0	2010	0	0	0	0
Valuation Grade	B	B	B	A	A	A
Living Area	2254	2184	2518	2295	2700	2707
Basement/Garden lvl	2208	1344	2126	2273	2691	2667
Finish Bsmt/Grdn lvl	1988	1016	1066	1931	1728	2278
Walkout Basement	1	1	0	0	1	1
Attached Garage	762	550	644	888	1176	1322
Detached Garage	2020	0	0	0	0	0
Open Porch	786	638	136	114	740	303
Deck/Terrace	813	532	778	184	189	1172
Total Bath Count	4	3	4	4	5	4
Fireplaces	2	2	2	2	3	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1834221	1788874	857676	1610567	1555204	1619292
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		05/13/2024	04/04/2023	09/06/2022	02/02/2024	02/26/2024
Time Adj Sale Price		<b>1,800,000</b>	<b>798,300</b>	<b>1,744,800</b>	<b>1,748,500</b>	<b>1,550,000</b>
Adjusted Sale Price		<b>1,845,347</b>	<b>1,774,845</b>	<b>1,968,454</b>	<b>2,027,517</b>	<b>1,764,929</b>
ADJ MKT \$	<b>1,870,780</b>					