



**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	032198711	032194766001	032193743001	032198044001	032193701001	032191899001
STREET #	7464 S	1374 W	24	7190 S	13	1576 W
STREET	PRINCE	BRIARWOOD	LINDENWOOD	PRINCE	BRADBURY	DAVIES
STREET TYPE	ST	AVE	DR	ST	LN	PL
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		830200	939300	1800000	1212000	925000
Original Sale Price	0	815000	930000	1800000	1200000	937000
Concessions and PP	0	-1100	0	0	0	-12000
Parcel Number	2077-28-3-06-001	2077-28-1-19-022	2077-28-1-11-008	2077-28-3-02-002	2077-28-1-11-004	2077-28-1-00-002
Neighborhood	1616	241	1872	1616	1872	1615
Neighborhood Group	216751	216751	216751	216751	216751	216751
LUC	1420	1220	1220	1420	1220	1220
Allocated Land Val	1080000	250000	480000	1206000	480000	480000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	2 Story	1 Story/Ranch	Multi-Level	1 Story/Ranch	Multi-Level
Year Built	1945	1986	1961	1968	1957	1911
Remodel Year	0	0	0	2010	2008	0
Valuation Grade	C	C	C	B	B	B
Living Area	913	1583	1933	2184	2808	2299
Basement/Garden lvl	168	1148	1716	1344	0	768
Finish Bsmt/Grdn lvl	0	1148	1716	1016	0	384
Walkout Basement	0	0	1	1	0	0
Attached Garage	345	441	713	550	1175	0
Detached Garage	720	0	0	0	0	432
Open Porch	24	120	376	638	513	72
Deck/Terrace	0	147	1018	532	0	273
Total Bath Count	1	4	3	3	2	3
Fireplaces	0	1	3	2	2	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1075772	689169	871964	1788874	1066630	845367
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		05/30/2023	08/18/2023	05/13/2024	03/10/2023	06/05/2024
Time Adj Sale Price		<b>830,200</b>	<b>939,300</b>	<b>1,800,000</b>	<b>1,212,000</b>	<b>925,000</b>
Adjusted Sale Price		<b>1,216,803</b>	<b>1,143,108</b>	<b>1,086,898</b>	<b>1,221,142</b>	<b>1,155,405</b>
ADJ MKT \$	<b>1,165,193</b>					