

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	033707532	033707532001	033658493001	032198044001	034472304001	034101004001
STREET #	8	8	2100 W	7190 S	2483 W	1306 W
STREET	HUNTER RUN	HUNTER RUN	JAMISON	PRINCE	PEAKVIEW	COSTILLA
STREET TYPE	LN	LN	WAY	ST	CT	PL
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		3496100	2699900	1800000	1550000	2282600
Original Sale Price	3437500	3437500	2650000	1800000	1550000	2260000
Concessions and PP	-10000	-10000	-3000	0	0	0
Parcel Number	2077-30-1-00-046	2077-30-1-00-046	2077-33-2-01-013	2077-28-3-02-002	2077-20-4-12-003	2077-28-1-07-066
Neighborhood	1616	1616	1616	1616	1615	1615
Neighborhood Group	216751	216751	216751	216751	216751	216751
LUC	1420	1420	1420	1420	1220	1220
Allocated Land Val	1593600	1593600	2023100	1206000	480000	528000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	1 Story/Ranch	1 Story/Ranch	2 Story	Multi-Level	1 Story/Ranch	1 Story/Ranch
Year Built	1979	1979	1994	1968	2007	2013
Remodel Year	2007	2007	0	2010	0	0
Valuation Grade	A	A	A	B	A	X
Living Area	5069	5069	3626	2184	2707	3972
Basement/Garden lvl	0	0	2156	1344	2667	2011
Finish Bsmt/Grdn lvl	0	0	0	1016	2278	890
Walkout Basement	0	0	1	1	1	0
Attached Garage	1028	1028	637	550	1322	975
Detached Garage	0	0	628	0	0	0
Open Porch	1408	1408	1771	638	303	30
Deck/Terrace	432	432	517	532	1172	1021
Total Bath Count	7	7	5	3	4	5
Fireplaces	2	2	2	2	2	1
2nd Residence	520	520	0	0	0	0
Regression Valuation	3310767	3310767	3043943	1788874	1619292	2368791
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		05/31/2023	07/07/2022	05/13/2024	02/26/2024	08/29/2023
Time Adj Sale Price		3,496,100	2,699,900	1,800,000	1,550,000	2,282,600
Adjusted Sale Price		3,496,100	2,966,724	3,321,893	3,241,475	3,224,576
ADJ MKT \$	3,486,725					