

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	033982835	033658493001	032193531001	032193514001	032194511001	032610611001
STREET #	4483 W	2100 W	992 W	984 W	1427 W	7761 S
STREET	COTTONWOOD	JAMISON	RIDGE	RIDGE	BRIARWOOD	HICKORY
STREET TYPE	PL	WAY	RD	RD	AVE	PL
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		2699900	1327700	1547800	1050000	917500
Original Sale Price	0	2650000	1315000	1560000	1050000	930000
Concessions and PP	0	-3000	-400	-27500	0	-12500
Parcel Number	2077-30-2-18-002	2077-33-2-01-013	2077-28-1-09-026	2077-28-1-09-024	2077-28-1-18-008	2077-33-1-15-014
Neighborhood	1616	1616	1872	1872	241	2043
Neighborhood Group	216751	216751	216751	216751	216751	216751
LUC	1420	1420	1220	1220	1220	1220
Allocated Land Val	436800	2023100	480000	480000	250000	290000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1991	1994	1999	2000	1984	1992
Remodel Year	0	0	0	0	0	0
Valuation Grade	A	A	A	A	B	B
Living Area	3461	3626	3983	3823	3142	2973
Basement/Garden lvl	1965	2156	2214	2637	1542	1232
Finish Bsmt/Grdn lvl	1660	0	1969	1186	1367	897
Walkout Basement	0	1	0	0	0	0
Attached Garage	723	637	758	984	720	668
Detached Garage	725	628	0	0	0	0
Open Porch	330	1771	110	194	60	96
Deck/Terrace	1922	517	558	558	564	60
Total Bath Count	5	5	5	5	4	5
Fireplaces	2	2	3	2	3	1
2nd Residence	503	0	0	0	0	0
Regression Valuation	1590720	3043943	1551395	1502979	953571	922025
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/07/2022	03/05/2024	03/09/2023	06/24/2024	05/02/2024
Time Adj Sale Price		2,699,900	1,327,700	1,547,800	1,050,000	917,500
Adjusted Sale Price		1,246,677	1,367,025	1,635,541	1,687,149	1,586,195
ADJ MKT \$	1,363,355					