

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	033982878	033658493001	032610611001	033518322001	032613181001	033554507001
STREET #	4484 W	2100 W	7761 S	1451 W	7771 S	2434 W
STREET	COTTONWOOD	JAMISON	HICKORY	DRY CREEK	LAKEVIEW	PEAKVIEW
STREET TYPE	PL	WAY	PL	RD	ST	CT
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		2699900	917500	1067400	867900	947400
Original Sale Price	0	2650000	930000	1022000	858895	939000
Concessions and PP	0	-3000	-12500	-15000	-8000	-1000
Parcel Number	2077-30-2-18-006	2077-33-2-01-013	2077-33-1-15-014	2077-33-1-13-041	2077-34-2-14-007	2077-20-4-09-015
Neighborhood	1616	1616	2043	2043	2043	7
Neighborhood Group	216751	216751	216751	216751	216751	216751
LUC	1420	1420	1220	1220	1220	1220
Allocated Land Val	608400	2023100	290000	290000	290000	300000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1994	1994	1992	1993	1991	1997
Remodel Year	0	0	0	0	0	0
Valuation Grade	A	A	B	B	B	B
Living Area	3186	3626	2973	2929	2887	2917
Basement/Garden lvl	1050	2156	1232	1232	911	1402
Finish Bsmt/Grdn lvl	785	0	897	1155	0	0
Walkout Basement	1	1	0	0	0	0
Attached Garage	840	637	668	788	634	656
Detached Garage	0	628	0	0	0	0
Open Porch	328	1771	96	96	126	165
Deck/Terrace	850	517	60	716	177	0
Total Bath Count	5	5	5	4	3	4
Fireplaces	1	2	1	1	2	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1396299	3043943	922025	999762	870326	889014
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/07/2022	05/02/2024	10/31/2022	07/25/2022	11/28/2023
Time Adj Sale Price		2,699,900	917,500	1,067,400	867,900	947,400
Adjusted Sale Price		1,052,256	1,391,774	1,463,937	1,393,873	1,454,685
ADJ MKT \$	1,255,271					