

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	032213809	032193743001	032194766001	032198044001	032198125001	032470020001
STREET #	7960 S	24	1374 W	7190 S	500	7248 S
STREET	SANTA FE	LINDENWOOD	BRIARWOOD	PRINCE	RANGEVIEW	SUNDOWN
STREET TYPE	DR	DR	AVE	ST	DR	CIR
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		939300	830200	1800000	1609900	798300
Original Sale Price	0	930000	815000	1800000	1550000	775000
Concessions and PP	0	0	-1100	0	-2000	0
Parcel Number	2077-32-3-00-013	2077-28-1-11-008	2077-28-1-19-022	2077-28-3-02-002	2077-28-3-02-010	2077-27-2-24-014
Neighborhood	1616	1872	241	1616	1614	2820
Neighborhood Group	216751	216751	216751	216751	216751	216751
LUC	1420	1220	1220	1420	1420	1220
Allocated Land Val	1290000	480000	250000	1206000	1153200	280000
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	1963	1961	1986	1968	1961	1985
Remodel Year	0	0	0	2010	0	0
Valuation Grade	C	C	C	B	C	B
Living Area	1456	1933	1583	2184	2723	2518
Basement/Garden lvl	1144	1716	1148	1344	2261	2126
Finish Bsmt/Grdn lvl	805	1716	1148	1016	800	1066
Walkout Basement	1	1	0	1	0	0
Attached Garage	468	713	441	550	462	644
Detached Garage	0	0	0	0	0	0
Open Porch	352	376	120	638	383	136
Deck/Terrace	400	1018	147	532	912	778
Total Bath Count	3	3	4	3	4	4
Fireplaces	0	3	1	2	2	2
2nd Residence	0	0	0	0	0	0
Regression Valuation	1521681	871964	689169	1788874	1429929	857676
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		08/18/2023	05/30/2023	05/13/2024	07/27/2023	04/04/2023
Time Adj Sale Price		939,300	830,200	1,800,000	1,609,900	798,300
Adjusted Sale Price		1,589,017	1,662,712	1,532,807	1,701,652	1,462,305
ADJ MKT \$	1,592,668					