



**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<br>***** | SALE 1<br>*****  | SALE 2<br>*****  | SALE 3<br>*****  | SALE 4<br>*****  | SALE 5<br>*****  |
|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| PARCEL ID            | 032235535        | 032235616001     | 032235519001     | 032236264001     | 031817391001     | 032236213001     |
| STREET #             | 2125 E           | 2207 E           | 2105 E           | 8003 S           | 6960 E           | 8175 S           |
| STREET               | NICHOLS          | NICHOLS          | NICHOLS          | RACE             | EUCLID           | YORK             |
| STREET TYPE          | DR               | DR               | DR               | WAY              | PL               | CT               |
| APT #                |                  |                  |                  |                  |                  |                  |
| <b>DWELLING</b>      | *****            | *****            | *****            | *****            | *****            | *****            |
| Time Adj Sale Price  |                  | 662000           | 571200           | 700900           | 773200           | 612900           |
| Original Sale Price  | 0                | 625000           | 560000           | 655000           | 760000           | 600000           |
| Concessions and PP   | 0                | -500             | 0                | 0                | -2000            | -5000            |
| Parcel Number        | 2077-35-4-01-016 | 2077-35-4-01-024 | 2077-35-4-01-014 | 2077-35-4-04-001 | 2075-20-4-02-049 | 2077-35-4-03-028 |
| Neighborhood         | 840              | 840              | 840              | 840              | 178              | 840              |
| Neighborhood Group   | 210500           | 210500           | 210500           | 210500           | 210500           | 210500           |
| LUC                  | 1220             | 1220             | 1220             | 1220             | 1220             | 1220             |
| Allocated Land Val   | 200000           | 200000           | 200000           | 200000           | 356500           | 200000           |
| Improvement Type     | Traditional      | Traditional      | Traditional      | Traditional      | Traditional      | Traditional      |
| Improvement Style    | 1 Story/Ranch    | 1 Story/Ranch    | 1 Story/Ranch    | 2 Story          | 1 Story/Ranch    | 2 Story          |
| Year Built           | 1981             | 1982             | 1981             | 1984             | 1972             | 1992             |
| Remodel Year         | 2014             | 2012             | 0                | 2015             | 2018             | 0                |
| Valuation Grade      | B                | B                | B                | B                | B                | B                |
| Living Area          | 1458             | 1808             | 1756             | 1941             | 1568             | 1751             |
| Basement/Garden lvl  | 790              | 826              | 804              | 841              | 880              | 560              |
| Finish Bsmt/Grdn lvl | 315              | 826              | 0                | 797              | 532              | 280              |
| Walkout Basement     | 0                | 0                | 0                | 0                | 0                | 0                |
| Attached Garage      | 508              | 471              | 470              | 660              | 420              | 406              |
| Detached Garage      | 0                | 0                | 0                | 0                | 0                | 0                |
| Open Porch           | 18               | 152              | 104              | 30               | 40               | 25               |
| Deck/Terrace         | 304              | 176              | 224              | 418              | 703              | 240              |
| Total Bath Count     | 2                | 3                | 2                | 4                | 2                | 3                |
| Fireplaces           | 1                | 1                | 1                | 1                | 1                | 1                |
| 2nd Residence        | 0                | 0                | 0                | 0                | 0                | 0                |
| Regression Valuation | 583861           | 652876           | 585486           | 745066           | 781503           | 605899           |
| <b>VALUATION</b>     | *****            | *****            | *****            | *****            | *****            | *****            |
| SALE DATE            |                  | 10/17/2022       | 07/31/2023       | 12/20/2023       | 07/25/2023       | 08/31/2022       |
| Time Adj Sale Price  |                  | <b>662,000</b>   | <b>571,200</b>   | <b>700,900</b>   | <b>773,200</b>   | <b>612,900</b>   |
| Adjusted Sale Price  |                  | <b>592,985</b>   | <b>569,575</b>   | <b>539,695</b>   | <b>575,558</b>   | <b>590,862</b>   |
| ADJ MKT \$           | <b>578,542</b>   |                  |                  |                  |                  |                  |