



**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 *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	032236621	032236621001	032236647001	032236213001	032236060001	032236523001
STREET #	7950 S	7950 S	7995 S	8175 S	8112 S	8045 S
STREET	RACE	RACE	GAYLORD	YORK	YORK	VINE
STREET TYPE	CT	CT	WAY	CT	CT	WAY
APT #						
<b>DWELLING</b>	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		603900	691500	612900	697300	626200
Original Sale Price	610000	610000	685000	600000	685000	600000
Concessions and PP	0	0	-300	-5000	-8000	-9200
Parcel Number	2077-35-4-06-007	2077-35-4-06-007	2077-35-4-06-009	2077-35-4-03-028	2077-35-4-03-013	2077-35-4-05-008
Neighborhood	840	840	840	840	840	840
Neighborhood Group	210500	210500	210500	210500	210500	210500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	200000	200000	200000	200000	200000	200000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1984	1984	1990	1992	1991	1983
Remodel Year	0	0	0	0	0	0
Valuation Grade	B	B	B	B	B	B
Living Area	1653	1653	1726	1751	1970	2108
Basement/Garden lvl	0	0	848	560	744	744
Finish Bsmt/Grdn lvl	0	0	806	280	744	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	451	451	420	406	400	441
Detached Garage	0	0	0	0	0	0
Open Porch	68	68	50	25	32	66
Deck/Terrace	66	66	384	240	0	0
Total Bath Count	3	3	4	3	4	3
Fireplaces	1	1	0	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	560737	560737	632306	605899	656803	630769
<b>VALUATION</b>	*****	*****	*****	*****	*****	*****
SALE DATE		05/26/2023	08/01/2023	08/31/2022	02/22/2024	10/21/2022
Time Adj Sale Price		<b>603,900</b>	<b>691,500</b>	<b>612,900</b>	<b>697,300</b>	<b>626,200</b>
Adjusted Sale Price		<b>603,900</b>	<b>619,931</b>	<b>567,738</b>	<b>601,234</b>	<b>556,168</b>
ADJ MKT \$	<b>601,719</b>					