	PROPERTY ADDRESS on January 1 of the current ye 022 (the base period). The curr pen market on June 30, 2022. r period ending June 30, 2022. rrado Statute. You may file an	S: 6615 S DAYTON S ear, based on sales and oth rent year value represents t If data is insufficient durir . Sales have been adjusted	ST Ste A er information gathered from he market value of your ng the base period, assessors for inflation and deflation wh	nen		6747 W P	OASIS CAR WASH RENTICE AVE ON CO 80123-269	HIS I Scan to see map -	TICE s №	
What is your estimate of the value of your property as of June 30, 20 Reason for filing an appeal:	22 <u>\$</u>									
					Г					
						TAX YEAR	TAX AREA	PIN NUME		
						2023	0130	0331466		20
Al	LL PROPERTY TYPES (Marke	et Approach)				PROPERTY ADI			EGAL DE	
The market approach utilizes sales of similar properties from July Colorado Law requires the Assessor to exclusively use the market a	-		-		6	615 S DAYTON	N ST Ste A		BEG AT NE FOR FULL	
deflation to the end of the data-gathering period, June 30, 2022. If y similar properties that occurred in your immediate neighborhood <u>du</u>		•	d, and are aware of sales of				ROPERTY	AC	RRENT YE TUAL VAI F JUNE 30	LUE
PIN # Property Address		Date Sold		Sale Price			Commercial			
COMMERCIAL PROPERTY (does not include single-family l	homes, condominiums or a	partments)		L		TOTAL	:	\$3,155,00	0
Commercial and industrial properties are valued based on the cost, income is capitalized into an indication of value. If your commercial the market approach section above. If your property was leased durincome and expense amounts. Also, please attach a rent roll indicatilist of rent comparables for competing properties. You may also sub other information you wish the Assessor to consider in reviewing your please provide contact information if an on-site inspection is necessary.	I or industrial property was <u>no</u> ing the data gathering period, p ing the square footage and rent omit any appraisals performed our property value.	<u>at</u> leased from July 2020 the please attach an operating a tal rate for each tenant occ	rough June 2022, please see statement indicating your upied space. If known, attach		VALUA based o the amo income	TION INFORMA on the market ap point that reduce approaches to v	TION: Your property proach to value. For s the valuation for as value. The actual val nt to \$1,000. The act	has been valued property tax year sessment to \$1,00 ue for commercia	as it existo 2023, the 0. The val 1 improve	ed on . e actua lue of d real
Print Name ATTESTATION: I, the undersigned owner/agent of this property, s true and complete statements concerning the described property. In remain unchanged, depending upon the Assessor's review of all ava	state that the information and f understand that the current yea	ar value of my property <u>ma</u>		jent	value. T Energy percenta are defi	The Residential and Commercia age is not grour	aed as it existed on Ja Assessment Rate is 6 al Renewable Person ads for appeal or abat aures, buildings, fixtu), C.R.S.	6.765%, Agricultu al Property is 26.4 ement of taxes, §	ral is 26.4 4% and all 39-5-121(% and l other 1), C.I
Signature	Date	Owner Email Addr	ess		The toy	notice you rece	eive next January wil	l he hased on the	current ve	ar acti
OWNER AUTHORIZATION OF AGENT: Print Owner Name		Owner Signature				-	plied to your residen		-	
Print Agent Name Agent Signa	lture	Date	Agent Telephone				he amount shown is , but not the estimate	-	-	-

Agent Address

If mailed - postmarked no later than June 8 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136

Agent Email Address

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS

OF VALUATION

OT A TAX BILL



LITTLETON OFFICE 5334 S. Prince Street Littleton, CO 80120-1136

Ph: 303-795-4600 Fax: 303-797-1295 TDD: Relay-711

AURORA OFFICE 15400 E. 14th PI Suite 500 Aurora, CO 80011

Ph: 303-795-4600 Fax: 303-636-1380 TDD: Relay-711

www.arapahoegov.com/assessor

_				
	CONTR	OL #	DATE	
	2075-22-3	-02-039	4/15/23	
s	CRIPTION			
			8.64 FT TH W 411.28 FT ITACT THE ASSESSOF	
_	AR UE 2022	-	PRIOR YEAR CTUAL VALUE OF JUNE 30, 2020	CHANGE IN VALUE
)			\$2,579,000	+\$576,000

E OF THIS FORM

ed on January 1 of the current year. The value of residential property is actual value of the residential real property will be reduced by \$15,000 or ue of all other property is based on consideration of the market, cost, and I real property will be reduced by \$30,000 or the amount that reduces the lect the deduction.

Your taxes will be calculated using a percentage of current year actual % and all other Agricultural Business is 27.9%. Commercial Renewable other commercial property is 27.9%. A change in the residential assessment 1), C.R.S. Real property includes land and improvements. Improvements erected upon or affixed to land, whether or not title to such land has been

r actual value. If the Senior Citizen or Disabled Veteran Property Tax ed in the current year actual value shown above.

on the best available information. You have the right to protest the

\$73,486.37

YOU HAVE THE RIGHT TO APPEAL YOUR PROPERTY VALUE OR ITS CLASSIFICATION.

PK Kaiser, MBA, MS, Assessor

APPEAL PROCEDURES

APPEAL BY MAIL OR FAX: If you choose to mail or fax a written appeal, you may
or fax it to the Assessor at the address below. To preserve your right to appeal, you
no later than June 8. The Assessor's fax number is 303-797-1295.

MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

<u>APPEAL ON-LINE AT</u>: www.arapahoegov.com/assessor by June 8.

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. - 5 p.m. Walk-in appointments may be made 05/01/2023 - 05/19/2023 only. County building doors close at 4:00 p.m.

If a property owner does not timely object to their property's valuation by 6/8/2023 12:00:00AM under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the county assessor.

ASSESSOR'S DETERMINATION: The Assessor must make a decision on your appeal and mail a Notice of Determination to you by the last regular working day in June.

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 07/15/2023.

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).

ARAPAHOE	COUNTY	NO PHOTO AVAILABLE	NO PHOTO AVAILABLE
	SUBJECT	BUILDING 1	BUILDING 2
PARCEL ID PROPERTY ADDRESS LAND DATA Land Use Description Zoning Description Land Size(Acreage) Frontage Depth External Forces retail inf BUILDING DATA	033146697 6615 S DAYTON ST Ste A ************************************	******	*****
Building Number		1	2
Total Sq Footage		5845	4692
Basement Sq Footage Year Built		0 2005	0 2005
Structure Type		2000	Masonry or Concret
Quality Description		Fair	Average

Arapahoe County ASSESSOR OFFICE

complete the form on the reverse side of this notice and mail our mailed or faxed appeal must be postmarked or transmitted

Appeals will not be accepted after June 8