# APPEAL FORM YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

(You may also file on-line at <a href="https://www.arapahoegov.com/assessor">www.arapahoegov.com/assessor</a>)

PIN # 031846358

What is your estimate of the value of your property as of June 30, 2022

OWNER: BSV GREENWOOD VILLAGE LLC

Property Classification: 2212 - 2212 Merchandising PROPERTY ADDRESS: 9632 E ARAPAHOE RD

APPRAISAL PERIOD: Your property has been valued as it existed on January 1 of the current year, based on sales and other information gathered from the 24-month period beginning July 1, 2020 and ending June 30, 2022 (the base period). The current year value represents the market value of your property, that is, an estimate of what it would have sold for on the open market on June 30, 2022. If data is insufficient during the base period, assessors may use data going back in six-month increments from the five-year period ending June 30, 2022. Sales have been adjusted for inflation and deflation when there has been an identifiable trend during the base period, per Colorado Statute. You may file an appeal with the Assessor if you disagree with the current year value or the property classification determined for your property.

		ALL PROPERTY TYPES	(Market Approach)		
Colorado Law requir	res the Assessor to exclusively use of the data-gathering period, June 3	s from July 1, 2020 through June 30 the market approach to value reside 30, 2022. If you believe that your prophborhood during the base period, pl	ential property. All sales must be operty has been incorrectly value	e adjusted for inflation or	
PIN#	Property Address	ž	Date Sol	<u>d</u>	Sale P
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If mailed - postmarked no later than June 8 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136

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



#### REAL PROPERTY

## **NOTICE OF VALUATION**

PK Kaiser, MBA, MS, Assessor

## THIS IS NOT A TAX BILL

Scan to see map --->



#### LITTLETON OFFICE

5334 S. Prince Street Littleton, CO 80120-1136 Ph: 303-795-4600 Fax: 303-797-1295 TDD: Relay-711

BSV GREENWOOD VILLAGE LLC % BROAD STREET VENTURES LLC 7250 WOODMONT AVE STE 350 BETHESDA MD 20814

#### **AURORA OFFICE**

15400 E. 14th Pl Suite 500 Aurora, CO 80011

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

#### www.arapahoegov.com/assessor

	DATE	ROL#	CONTR	MBER	PIN NU	TAX AREA	TAX YEAR
	4/15/23	2-10-003	2075-27-2	6358	03184	0969	2023
LEGAL DESCRIPTION				PROPERTY ADDRESS			
LOT 3 ARAPAHOE EAST SUB 1ST FLG SubdivisionCd 001803 SubdivisionName ARAPAHOE EAST SUB 1ST FLG Block 000 Lot 003				9632 E ARAPAHOE RD			
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020	A	.UE	CURRENT YE ACTUAL VAL AS OF JUNE 30		ROPERTY SSIFICATION	
						Commercial	
+\$841,572	\$6,265,428		0	\$7,107,000	TOTAL		

#### PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM

**VALUATION INFORMATION**: Your property has been valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. For property tax year 2023, the actual value of the residential real property will be reduced by \$15,000 or the amount that reduces the valuation for assessment to \$1,000. The value of all other property is based on consideration of the market, cost, and income approaches to value. The actual value for commercial improved real property will be reduced by \$30,000 or the amount that reduces the valuation for assessment to \$1,000. The actual value above does not reflect the deduction.

Your property was valued as it existed on January 1 of the current year. Your taxes will be calculated using a percentage of current year actual value. The Residential Assessment Rate is 6.765%, Agricultural is 26.4% and all other Agricultural Business is 27.9%. Commercial Renewable Energy and Commercial Renewable Personal Property is 26.4% and all other commercial property is 27.9%. A change in the residential assessment percentage is not grounds for appeal or abatement of taxes, §39-5-121(1), C.R.S. Real property includes land and improvements. Improvements are defined as all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired, §39-1-102(7), C.R.S.

The tax notice you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

**ESTIMATED TAXES**: The amount shown is merely an estimate based upon the best available information. You have the right to protest the adjustment in valuation, but not the estimate of taxes, § 39-5-121 (1), C.R.S.

\$169,502.21

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

In accordance with 39-5-121(1)(B), C.R.S. these are the characteristics that are relevant to the valuation of your property.



NO PHOTO **AVAILABLE** 

NO PHOTO AVAILABLE

NO PHOTO **AVAILABLE** 

**BUILDING 3** 

PARCEL ID	
PROPERTY ADDRESS	

LAND DATA Land Use Description Zoning Description Land Size(Acreage) Frontage Depth External Forces retail int **BUILDING DATA** 

**Building Number** 

Total Sq Footage

**Quality Description** 

Year Built Structure Type

Basement Sq Footage

**SUBJECT** 031846358 9632 E \*\*\*\*\*\*

ARAPAHOE RD erchandising (all Reta Not Avaliable 4.0080 Not Available Not Available 0.0000 \*\*\*\*\*\*

**BUILDING 1 BUILDING 2** \*\*\*\*\*\*

*******	*******	******
1	2	3
25108	22287	996
0	0	0
1980	1980	2000
Masonry or Concret	Masonry or Concret	Masonry or Concret
Average	Average	Average

### **Arapahoe County** ASSESSOR OFFICE

#### **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 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

**APPEAL ON-LINE AT**: 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).

Appeals will not be accepted after June 8