<form></form>								
		YOU MUST SUBMIT YOUR A	APPEAL BY JUNE 8, 2023				NC	RE OTICE (
<form></form>	PIN # 033744781	OWNER: S SHERMAN LLC			ARAPAHO	E COUNTY T	HISI	S N C
	Property Classification: 22	20 - 2220 Offices PROPERTY ADDRES	S: 3535 S SHERMAN ST					DX:
	the 24-month period beginning J property, that is, an estimate of v may use data going back in six-n there has been an identifiable tre current year value or the property	uly 1, 2020 and ending June 30, 2022 (the base perivative that it would have sold for on the open market on Juponth increments from the five-year period ending June during the base period, per Colorado Statute. You a classification determined for your property.	od). The current year value represents the market value of your ne 30, 2022. If data is insufficient during the base period, assesso une 30, 2022. Sales have been adjusted for inflation and deflation	rs	10065 E H	ARVARD AVE UN		
Image:	What is your estimate of the valu	e of your property as of June 30, 2022	\$					
ALL PROPERTY TYPES (Market Approach) The market approach utilizes asks of similar properties from July 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value. Colorade Law requires the Assessor to exclusively use the market approach with the Assessor to exclusively use the market approach with the Assessor to exclusively use the market approach the above. ElN # Dumenty Address Commercial and industrial properties. And color and the contensor of the data gathering period, please list them below. Commercial and industrial property was based on the cost, market and income approaches to value. Using the income approaches to value. Using the income approaches to a law subject property, and any other information of value. Troy or property was based during the data gathering period, please attach an operating atterment information if an or-site imperiod to value. To property use based during the data gathering period. Notables and period paper. (Known, nutch a list or interview) was dead and interview and paper data that the correct period was during approaches to value. Using the income approache to market approach to value. To property use based value due to exercise approaches to value. Using the income approaches to walket approach to value. To property use based value due to exercise approaches to the subject property, and any other information or value. If your property was based attrating toperty was approaches to value. To property use approaches to value. To property use based attrating toperty was approaches to value. To property use approaches to value. To property use approaches to value. To property use based attrating toperty was approaches to contained property and any approaches period on the subject property, and any othe information or value that the correct peris	Reason for filing an appeal:							
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The market approach utilize sales of similar properties from July 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value. State State Cobread a law requires the Assessor to exclusively use the market approach to value residential property. All sales must be adjusted for inflation or deflation to the cad of the dam-gathering period, June 30, 2022. If you believe that your property has been incorrectly valued, and are aware of sales of similar properties in minutiane regidence of the second in your immediate regidence of the second in your property has been incorrectly valued, and are aware of sales of similar properties are valued based on the cost, market and income approachs to value. Using the income approach, the net operating income is explutized into an indication of value. If your property was gall essel from July 2020 through June 30, 2022 (the base period) to the second in your property was gall essel from July 2020 through June 30, 2022. If you believe the value of an indication of value. If your commercial and industrial properties are valued based on the cost, market and income approachs to value. Using the income approach, the net operating income is explutized into an indicating or your property was gall essel from July 2020 through June 30, 2022. If you property was gall essel from July 2020 through June 30, 2022. If you property was gall essel from July 2020 through June 30, 2022. If you property was gall essel from July 2020 through June 30, 2022. If you property was gall essel from July 2020 through June 30, 2022. If you property was gall essel from July 2020 through June 30, 2022. If you property was gall essel from July 2020 through June 30, 2022. If you property was gall essel from July 2020 through June 30, 2022. If you property was gall essel from July 2020 through June 30, 2022. If you property was gall essel from July 2020 through June 30, 2022. If you property was gall essel from Jul		ALL PROPERTY T	YPES (Market Approach)		·		· · · · · ·	
defaustor no thic end of the data-sgathering period, June 30, 2022. If you believe that your property task been incorrectly valued, and are aware of sales of similar properties that occurred in your immediate neighborhood <u>during the base period</u> , please list them below. Data . Sole Sale.Pince PROPERTY COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments) Commercial Commercial Commercial Commercial Commercial Commercial Sets of the sets of the sets of the sets of the sets Commercial Commercial Commercial Commercial Commercial Sets of the sets	The market approach utilizes sal					LOT 3 BLK 1 SubdivisionN		
PILE Property Address Date Sold Sale Price Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating income is capitalized into an indicating thread properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating income is capitalized into an indicating of value. Using the income approach, the net operating income is capitalized into an indicating the data gathering period, please attach an operating statement indicating your income and expresse amounts. Also, please attach a reat roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of reat comparables for competing your property was loss eader in any appraisels performed in the base period on the subject property, and any other information you wish the Assessor to consider in reviewing your property value. VALUATION INFORMATION: Your property has been valued as it existed to a function of value. The property has been valued as it existed as it existed on annuary 1 of the current year 2023, the the amount that reduces the valuation for assessment to \$1,000. The earth value and value value value was not been to refer value value for commercial and property is 26.4% and all proceedings in our property was valued as it existed on January 1 of the current year value of my property my increase, docrease, or mania unchanged, depending upon the Assessor's review of all available information performed in the property. Linderstand that the current year value of my property my increase, docrease, or mania unchanged, depending upon the Assessor's review of all available information performed in the property. Linderstand that the current year value of my property my increase, docrease, or maninuchanged, depending upon the Assessor's review of all	deflation to the end of the data-g	athering period, June 30, 2022. If you believe that y	our property has been incorrectly valued, and are aware of sales o	f			A	CTUAL VALU
Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating income is capitalized into an indication of value. If your commercial or industrial property was <u>not</u> leased from July 2020 through June 2022, please see the market approach section above. If your property was leased during the data gathering period, please attach a net roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties. You may also submit any appraisals performed in the base period on the subject property, and any other information if an on-site inspection is necessary: Please provide contact information if an on-site inspection is necessary: Print Name Daytime Telephone / Email ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property. Downer Daytime Telephote / Email	<u>PIN #</u>	Property Address	Date Sold	Sale Price		Commercial		
income is capitalized itio an indication of value. If your commercial or industrial property was <u>not</u> lease after an operating statement indicating your income and expense amounts. Also, please attach a rent roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties. You may also submit any appraisals performed in the base period on the subject property, and any other information if an on-site inspection is necessary: Please provide contact information if an on-site inspection is necessary: Print Name ArtTESTATION: I, the undersigned owner/agent of this property. I understand that the current year value of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information perfinent to the property. Denome Function of the accompany of the available information perfinent to the property. Denome Function of the accompany of the available information perfinent to the property. Denome Function of the accompany of the available information perfinent to the property. Denome Function of the accompany of the available information perfinent to the property. Denome Function of the accompany of the available information perfinent to the property. Denome Function of the accompany of the available information perfinent to the property. Denome Function of the available information perfinent to the property. Denome Function of the available information perfinent to the property. Denome Function of the available information perfinent to the property. Denome Function of the available information perfinent to the property. Denome Function of the available information perfinent to the property. Denome Function of the available information perfinent to the property. Denome Function of the available information perfinent to the property. Denome Function of the available information perfinent to the property. Denome Function of the available information perfinent to th		COMMERCIAL PROPERTY (does not include	single-family homes, condominiums or apartments)			TOTAL		\$863,100
Please provide contact information if an on-site inspection is necessary: Print Name Daytime Telephone / Email ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property. Ourset Emeil Address Signature Determine Ourset Email Address Value Telephone / Email Your property was valued as it existed on January 1 of the current year. value. The Residential Assessment Rate is 6.765%, Agricultural is 26.4% Energy and Commercial Renewable Personal Property is 26.4% and all percentage is not grounds for appeal or abatement of taxes, §39-5-121(1 are defined as all structures, buildings, fixtures, fences, and water rights acquired, §39-1-102(7), C.R.S.	income is capitalized into an ind the market approach section abo income and expense amounts. A list of rent comparables for comp	ication of value. If your commercial or industrial prove. If your property was leased during the data gather lso, please attach a rent roll indicating the square for beting properties. You may also submit any appraisa	operty was <u>not</u> leased from July 2020 through June 2022, please so ring period, please attach an operating statement indicating your otage and rental rate for each tenant occupied space. If known, atta Is performed in the base period on the subject property, and any	ach a V ba th	ALUATION INFORMA ased on the market ap the amount that reduces	TION : Your property proach to value. For s the valuation for as	y has been valued property tax yea sessment to \$1,0	d as it existed ar 2023, the a 000. The valu
ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property <u>may increase, decrease, or</u> remain unchanged, depending upon the Assessor's review of all available information pertinent to the property. Determined that the current year is a complete statement of the current year is a complete statement of the current year. Signature	Please provide contact informati	on if an on-site inspection is necessary:						-
Signature Date Owner Email Address The tax notice you receive next January will be based on the current you	ATTESTATION: I, the undersigned true and complete statements con	ncerning the described property. I understand that the	rmation and facts contained herein and on any attachment constitute current year value of my property <u>may increase, decrease, or</u> n pertinent to the property.	ite va Ei pe Agent ar ac	alue. The Residential nergy and Commercia ercentage is not groun re defined as all struct equired, §39-1-102(7)	Assessment Rate is (al Renewable Person ds for appeal or abat ures, buildings, fixtu , C.R.S.	5.765%, Agricult al Property is 26 tement of taxes, tres, fences, and	tural is 26.4% .4% and all c §39-5-121(1 water rights (

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. \$17,539.27

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

Owner Signature

Date

Agent Email Address

Agent Telephone

Agent Signature

Print Owner Name

OWNER AUTHORIZATION OF AGENT:

Print Agent Name

Agent Address

E OF VALUATION

NOT 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

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CONTR	OL #	DATE							
2077-03-1	-24-003	4/15/23							
L DESCRIPTION									
BLK 1 HAMPDEN PLAZA MINOR 1ST FLG SubdivisionCd 029255 visionName HAMPDEN PLAZA MINOR SUB 1ST FLG Block 001 Lot 003									
UE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		CHANGE IN VALUE						
	2077-03-1 CRIPTION	I HAMPDEN PLAZA MINOF Name HAMPDEN PLAZA M AR UE A	2077-03-1-24-003 4/15/23 SCRIPTION I HAMPDEN PLAZA MINOR 1ST FLG SubdivisionC Name HAMPDEN PLAZA MINOR SUB 1ST FLG Blc AR PRIOR YEAR UE ACTUAL VALUE	2077-03-1-24-003 4/15/23 SCRIPTION I HAMPDEN PLAZA MINOR 1ST FLG SubdivisionCd 029 Name HAMPDEN PLAZA MINOR SUB 1ST FLG Block 00 AR PRIOR YEAR UE					

SIDE OF THIS FORM

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

\$863,100

year. Your taxes will be calculated using a percentage of current year actual 26.4% and all other Agricultural Business is 27.9%. Commercial Renewable nd all other commercial property is 27.9%. A change in the residential assessment 121(1), C.R.S. Real property includes land and improvements. Improvements ights erected upon or affixed to land, whether or not title to such land has been

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

PK Kaiser, MBA, MS, Assessor

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 NO PHOTO 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 AVAILABLE no later than June 8. The Assessor's fax number is 303-797-1295. **ARAPAHOE COUNTY** 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. SUBJECT **BUILDING 1** ****** ********* APPEAL OPTIONS: Appeals for all property types also include drop box, phone appointments and walk-in appointments. To enhance your experience, PARCEL ID 033744781 we are offering phone appointments with appraisal staff responsible for your area. You may request a phone appointment using our website by clicking PROPERTY ADDRESS 3535 S SHERMAN on Schedule Appeal Appointment or by calling our office at 303-795-4600. Telephone hours of service for phone appointments: 303-795-4600; Monday ST LAND DATA ***** - 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. Land Use Description Offices Zoning Description Not Avaliable 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 Land Size(Acreage) 0.2450 for an abatement under section 39-10-114, C.R.S., by contacting the county assessor. Frontage Not Available Not Available Depth ASSESSOR'S DETERMINATION: The Assessor must make a decision on your appeal and mail a Notice of Determination to you by the last regular External Forces retail inf 0.0000 working day in June. **BUILDING DATA** ***** ******** Building Number 1 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 Total Sq Footage 4932 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 Basement Sq Footage 0 or before 07/15/2023. 1974 Year Built Structure Type Wood or Steel Stud 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. Quality Description Fair 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 ASSESSOR OFFICE

APPEAL PROCEDURES

Appeals will not be accepted after June 8