	Property Classification: 1220 - APPRAISAL PERIOD: Your property the 24-month period beginning July 1 property, that is, an estimate of what it may use data going back in six-month there has been an identifiable trend dur	APPEAL FORM YOU MUST SUBMIT YOUR APPEAI (You may also file on-line at <u>www.ara</u> WNER: J&M AKRON LLC 1220 Multi-Units (4-8) PROPERTY ADDRE has been valued as it existed on January 1 of the curren , 2020 and ending June 30, 2022 (the base period). The would have sold for on the open market on June 30, 20 increments from the five-year period ending June 30, 20 increments from the five-year period ending June 30, 20 ing the base period, per Colorado Statute. You may file sification determined for your property.	pahoeqov.com/assesso ESS: 1159 AKRON ST nt year, based on sales and oth current year value represents 122. If data is insufficient duri 022. Sales have been adjusted	her information gather the market value of yo ing the base period, ass l for inflation and defla	our sessors ation when	A	ARAPAHOE COUNTY T H I S I S Scan to see map> J&M AKRON LLC 168 ORIGINAL RD BASALT CO 81621-9379			
ALL PROPERTY TPES (Maint Approach         ALL PROPERTY TPES (Maint Approach         ALL PROPERTY TPES (Maint Approach         The market approach trillers solar of interproperties from Jdy 1, 2020 through Jane 30, 2022 (the base period) to develop an estimate of value.         The market approach triller properties (the current data value is end interproperties that counted in end to the data galaxies and the base period.         DMA       Regent/Address         DMA       Regent/Address         COMMERCIAL PROPERTY (soles not muces approachs to value. Using the income approach, the rat operating content is optimized on an expertise stream of the soles of compiling properties are valued haved on the cost, market and income approachs to value. Using the income approach, the rat operating content is optimized for employme property value.         Total       Selection         Total	What is your estimate of the value of yo	our property as of June 30, 2022 <u></u>								
ALL PROPERTY TPES (Maint Agenach)         The market approach utilizes sales of initiar properties from Ady 1, 2020 through Jane 30, 202 (the hase period) to develop an estimate of value.         Linking to properties (the Assesser to exclusively use the market approach is value readential property. All uses mush adjaced for inflation or elaboration of value.         Enablish to be end of the data-galancing termine, Jose Bit them below.         ENAL       Regenty Addresse         Data       Bale Sidd         Sale Data       Sale Data         COMMERCIAL PROPERTY (score not induce engine-termine) value. Using the income approach, to value readential property was galaced from fully 200 through June 2002, places ech the market approach for value approach to value. Using the income approach, the read exception advecting to engineer termine discusses of the comparing period; Sore and the score of the score of the value of the value of the score of the value of the value of the score of the value of the value of the score of the value of the score of the value of value of the value of the value of the value										
ALL PROPERTY TYPES (Market Approach)         Dem marker approach millizes sales of similar properts from Jby 1, 2020 houses Jb, 2022. Ut beste period/ to develop an entimator of value.         Oriented Law regimes the Assessor to considering approach value spreace distance of values.         Delay Law       Date Sold       Sale Price         COMMERCIAL PROPERTY (Sole and include single-family houses). And sole must an adjusted for influtions or equivalent approach value single-family houses.       Sale Price         COMMERCIAL PROPERTY (sole and include single-family houses. condemnature or spatiation in an induction of ulue. If your commercial or inflution period, have approaches to value. Using the income approaches to value. Using the information approaches to value. Using the income approaches to value. Using the income approaches to value. Using the information approaches to value. The exceedence information of the spectral approaches to value. Using the information approaches to value. The exceedence information of the spectral approaches to value. Using the information approaches to value. The exceedence information of the spectral approaches to value. The exceedence information of the spectral approaches to value. Using the information approaches to value. The exceedence inform table information approaches to value. The										
The market approach utilizes asles of similar properties from July 1, 2020 through June 30, 2022 through June 30, 2024 through June 30, 2022 through June 30, 2023 through June 30, 2023 through June 30, 2023 through June 30, 2023 through June 30, 2022 thro									03110	
The matrix approach utilizes side of similar properties from July 1. 200 through June 30, 2022 (the base period) to develop an estimater of value.       Suddraward         Colored Law requires the Assessor or considering approach to what estimation period. June 30, 2022 (Ir you believe that your poperty values) can incorner ly units of an answer of sales of similar properties that occurred in your innovature neighborhood during the base period. June 30, 2022 (Ir you believe that your poperty values) can done incorner ly units of an answer of sales of similar properties.       Sale Price         If		ALL PROPERTY TYPES (M	arket Approach)							
Identition to the end of the data-gathering period. Jone 30, 2022. If you believe hist were proved instruction of your immediute neighborhood <u>during the base period</u> , pleuse list them below.       Sale Price         If it is is price to address in the base period.       Date Sold       Sale Price         If it is is the price to address in the base period.       Date Sold       Sale Price         If it is is the price to address in the base period.       Date Sold       Sale Price         If it is is the price to address in the base period.       Date Sold       Sale Price         If it is is the price to address in the base period.       Date Sold       Sale Price         If it is the price to address in the base period.       Date Sold       Sale Price         If it is the price to address in the base period.       Date Sold       Sale Price         If it is the price to address in the base period.       Date Sold       Sale Price         If it is the price to address in the base period.       Date Sold       Sale Price         If it is the price to address in the base period.       Date Sold       Sale Price         If it is the price to address in the date space from July 2002 through June 2002.       Device to address in existence in the comparing period wale.       Device to address in existence in the comparing period wale.       Device to address in existence in the comparing period wale.       Device to address in existence in the comparing period wale and in the courte				-		115	59 AKRON ST			
COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments)         Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating, nenome is equilibuily allow property way leaved during the data gathering period, please statuch an operating statucet and occupied gate. If known, attach a is for react market approach to react property, was leaved during the data gathering period. Please statuch an operating to react way approach to react way property way leaved during the data gathering period. Please statuch an operating statucet in formation you wish the Assessor to consider in reviewing your property value.       Valuation NIFORMATION: Your property has been valued as it existee based on the market approach to value. For property tax year 2023, the set and a constrained in formation or and strenges period to no the subject property, and any statucet property. In adversate the the information gate meets information you wish the Assessor's review of all available information periments.       Valuation NIFORMATION: Your property has been valued as it existee based on the market approach to value. For property tax year 2023, the set and the current year value of an its property. In adversate the information and fires contained herein and on any statucet rescating meets way and the set statuce to statuce the statuce statuce and complete statuce meets and expresses or inview of all available information periments or the property. In adversate that the current year value of an inproperty may lice described property. In adversate that the current year value of any property way also does in terify and a contend in the set operation in the set operation of the property is a statuce to the property is a statuce to the property is a statuce to the property way also does in terify and to perescentering the described property. In advers	deflation to the end of the data-gatheri	ng period, June 30, 2022. If you believe that your prope	erty has been incorrectly value	-					ACTUAL VALU	
Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating accome is capitalized into an indication of value. If your commercial or industrial property was negleased daring the data gathering period, please attack an operating statement indicating your neceme and expense amounts. Also, please attack a rent roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a is of rent comparables for competing properties. Your may also submit any appraisable performed in the base period on the subject property, and any other information you wish the Assessor to consider in reviewing your property value. Presented to foot accessary: Print Name Daytime Telephone / Email ATTESTATION: I, the undersigned owner/agent of this property. It during that the current year value of my property max increase, decrease, or currain unchanged, depending upon the Assessor's review of all available information performent to the property max recase, decrease, or currain unchanged, depending upon the Assessor's review of all available information performent to the property max recase, decrease, or currain unchanged, depending upon the Assessor's review of all available information performent to the property max recase, decrease, or currain unchanged, depending upon the Assessor's review of all available information performent to the property max recase, decrease, or currain unchanged, depending upon the Assessor's review of all available information performent to the property max recase, decrease, or currain unchanged. depending upon the Assessor's review of all available information performent to the property max recase, decrease, or currain unchanged. depending upon the Assessor's review of all available information performent to the property max increase, decrease or currain unchanged. depending upon the Assessor's review of all available information performent to the property max increase, decrease or curr	<u>PIN #</u>	Property Address	Date Solo	<u>1</u>	Sale Price			ResMultiFamily		
neome is capitalized into an indication of value. If your commercial or industrial property was not lease drom July 2020 through June 2022, please see the market approach section above. If your property was leased during the data gathering period, please attach an operating statement indicating your neome and expense amounts. Also, please attach arent roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a stor for the comparables for comparing properties. You may also submit any approperty value. Please provide contact information if an on-site inspection is necessary: Print Name Daytime Telephone / Email AttTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute rue and complete statements concerning the described property. I understand that the current year value of my property <u>may increase, decrease, or</u> emain unchanged, depending upon the Assessor's review of all available information pertinent to the property. Signature Daytime Telephone / Email Signature Date Owner Signature Date Owner Signature Date Owner Signature Date Date Owner Signature Date		COMMERCIAL PROPERTY (does not include single-far	nily homes, condominiums or	apartments)				TOTAL		\$625,000
ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute rue 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. Signature Date Owner Email Address DWNER AUTHORIZATION OF AGENT: Print Owner Name Owner Signature Drint Owner Name Owner Signature	income is capitalized into an indication the market approach section above. If income and expense amounts. Also, pl list of rent comparables for competing other information you wish the Assess	n of value. If your commercial or industrial property wa your property was leased during the data gathering peri ease attach a rent roll indicating the square footage and properties. You may also submit any appraisals perform or to consider in reviewing your property value.	ts <u>not</u> leased from July 2020 th od, please attach an operating rental rate for each tenant oc	hrough June 2022, plea statement indicating y cupied space. If known	ase see your n, attach a	VALUATIC based on t the amour income ap	<b>ON INFORMA</b> the market app nt that reduces oproaches to v	TION: Your property proach to value. For the valuation for as alue. The actual val	v has been value property tax yo sessment to \$1, ue for commercia	ed as it existed ear 2023, the a 000. The valu cial improved
Print Owner Name Owner Signature	true and complete statements concerni remain unchanged, depending upon th Signature	owner/agent of this property, state that the information a ng the described property. I understand that the current e Assessor's review of all available information pertinen 	and facts contained herein and tyear value of my property <u>m</u> nt to the property.	ay increase, decrease, o	or	value. The Energy an percentag are define acquired, The tax no	e Residential A nd Commercia e is not ground d as all structu §39-1-102(7), otice you recei	Assessment Rate is ( l Renewable Person ds for appeal or abat ures, buildings, fixtu , C.R.S. ive next January wil	5.765%, Agricu al Property is 2 ement of taxes, res, fences, and l be based on th	Itural is 26.4% 6.4% and all c §39-5-121(1) water rights of the current year
Print Agent Signature Date Agent Telephone ESTIMATED TAXES: The amount shown is merely an estimate based upo	OWNER AUTHORIZATION OF AGENT		Owner Signature	Aaent Teleo	phone	-				

Agent Email 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 Address

**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

+\$25,000

	CONTR	OL #	DATE		
	1973-03-2	1973-03-2-24-007 4/15/23			
s	CRIPTION				
			T OF AKRON ST BLK 1 e BROOKLYN Block 01	· · ·	
	AR				CHANGE IN VALUE
	UE 2022	-	ACTUAL VALUE OF JUNE 30, 2020		

DE OF THIS FORM

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

\$600,000

. Your taxes will be calculated using a percentage of current year actual 4% and all other Agricultural Business is 27.9%. Commercial Renewable 1 other commercial property is 27.9%. A change in the residential assessment (1), C.R.S. Real property includes land and improvements. Improvements s erected upon or affixed to land, whether or not title to such land has been

ear actual value. If the Senior Citizen or Disabled Veteran Property Tax eted 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. \$4,245.52

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

PK Kaiser, MBA, MS, Assessor

			(A)
<b>APPEAL BY MAIL OR FAX</b> : If you choose to mail or fax a written appea or fax it to the Assessor at the address below. To preserve your right to no later than June 8. The Assessor's fax number is 303-797-1295.	NO PHOTO AVAILABLE		ARAPAHOE
MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5			
APPEAL ON-LINE AT: www.arapahoegov.com/assessor by June 8.	BUILDING 1	SUBJECT	
APPEAL OPTIONS: Appeals for all property types also include drop box		031101271	PARCEL ID
we are offering phone appointments with appraisal staff responsible for			PROPERTY ADDRESS
on Schedule Appeal Appointment or by calling our office at 303-795-4		*****	LAND DATA
- Friday, 7:30 a.m 5 p.m. Walk-in appointments may be made 05/01/2	3	APT Multi-Units (4-8	Land Use Description
		Not Avaliable	Zoning Description
If a property owner does not timely object to their property's valuation b		0.1850	Land Size(Acreage)
for an abatement under section 39-10-114, C.R.S., by contacting the cou		Not Available Not Available	Frontage Depth
ASSESSOR'S DETERMINATION: The Assessor must make a decision or			External Forces retail inf
working day in June.	**********	*********	BUILDING DATA
	2263		Building Number Total Sg Footage
APPEALING THE ASSESSOR'S DECISION: If you are not satisfied with	0		Basement Sq Footage
Notice of Determination from the Assessor and wish to continue your ap	1955		Year Built
or before 07/15/2023.	Wood or Steel Stud		Structure Type
AGENT ASSIGNMENT: If you authorize an agent to act on your behalf, a	Average		Quality Description
<b>NOTE</b> : Please observe the appeal deadlines; after these dates your right			
have filed a timely appeal; therefore, we recommend all correspondence			
Appea			

## **Arapahoe County** ASSESSOR OFFICE

## APPEAL PROCEDURES

eal, you may complete the form on the reverse side of this notice and mail appeal, your mailed or faxed appeal must be postmarked or transmitted

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

ox, phone appointments and walk-in appointments. To enhance your experience, r your area. You may request a phone appointment using our website by clicking 4600. Telephone hours of service for phone appointments: 303-795-4600; Monday 1/2023 - 05/19/2023 only. County building doors close at 4:00 p.m.

h by 6/8/2023 12:00:00AM under section 39-5-122, C.R.S., they may file a request ounty assessor.

on your appeal and mail a Notice of Determination to you by the last regular

ith the Assessor's determination regarding your appeal, or if you do not receive a appeal, you MUST file a written appeal with the County Board of Equalization on

attach a signed letter stating the agent's name, address, and phone number.

t to appeal is lost. To preserve your appeal rights you may be required to prove you ce be mailed with a proof of mailing (i.e. registered or certified mail).

### eals will not be accepted after June 8