|   | APPEAL F<br>YOU MUST SUBMIT YOUR AI<br>(You may also file on-line at <u>ww</u>   | PPEAL BY JUNE 8, 2023   | or)  |   |                              |   |   | Ν  | RE<br>OTICE (  |
|---|--|---|--|---|------------------------------|---|---|--|--|
| PIN # 031186676   | OWNER: DANBI LLC   | marapaneogo noon, accord  | <u></u> )  |   |                              |   |   |  |  |
| Property Classification   | on: 2212 - 2212 Merchandising PROPERTY AL  | DRESS: 7950 E MISSISSIF   | PI AVE   |   |                              |   |   | THI S  |  |
| the 24-month period begi<br>property, that is, an estim<br>may use data going back<br>there has been an identifi<br>current year value or the   | Your property has been valued as it existed on January 1 of the<br>inning July 1, 2020 and ending June 30, 2022 (the base period<br>ate of what it would have sold for on the open market on Jun<br>in six-month increments from the five-year period ending Jun<br>able trend during the base period, per Colorado Statute. You<br>property classification determined for your property.<br>the value of your property as of June 30, 2022                | d). The current year value represent<br>e 30, 2022. If data is insufficient du<br>he 30, 2022. Sales have been adjust   | ts the market value of<br>uring the base period,<br>ed for inflation and d | f your<br>, assessors<br>leflation when |                              | DANBI LL<br>11931 E L<br>GREENW   |   | Scan to see ma   |  |
| Reason for filing an appea  | al:  |   |  |   |                              |   |   |  |  |
|   |  |   |  |   |                              | TAX YEAR  | TAX AREA  | PIN NU   | JMBER  |
|   |  |   |  |   |                              | 2023  | 1908  | 03118  | 1  |
|   | ALL PROPERTY TY  | PES (Market Approach)   |  |   |                              | PROPERTY AD   |   |  | LEGAL DES  |
| The market approach util  | izes sales of similar properties from July 1, 2020 through Jun   | ne 30, 2022 (the base period) to dev  | velop an estimate of v   | value.                                  |                              | 7950 E MISSISS  | SIPPI AVE   |  | LOT 1 BLK 1<br>Block 001 Lo  |
| Colorado 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 end of the data-gathering period, June 30, 2022. If you believe that your property has 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. |  |   |  |   |                              | PROPERTY<br>CLASSIFICATION  |   |  | URRENT YE  |
| <u>PIN #</u>  | Property Address   | <u>Date Sc</u>  | bld  | <u>S</u>                                | Sale Price                   |   | Commercial  |  |  |
|   | COMMERCIAL PROPERTY (does not include si   | ngle-family homes, condominiums o   | or apartments)   |   |                              |   | TOTAL   |  | \$3,981,000  |
| income is capitalized into<br>the market approach sect<br>income and expense amo<br>list of rent comparables f<br>other information you wi  | al properties are valued based on the cost, market and income<br>o an indication of value. If your commercial or industrial prop<br>ion above. If your property was leased during the data gather<br>unts. Also, please attach a rent roll indicating the square foot<br>for competing properties. You may also submit any appraisals<br>sh the Assessor to consider in reviewing your property value.<br>formation if an on-site inspection is necessary: | erty was <u>not</u> leased from July 2020<br>ng period, please attach an operatir<br>age and rental rate for each tenant of<br>performed in the base period on th | through June 2022, p<br>ng statement indicatir<br>poccupied space. If know | please see<br>ng your<br>own, attach a  | <b>V</b><br>ba<br>the<br>ind | ALUATION INFORMA<br>sed on the market ap<br>e amount that reduce<br>come approaches to v  | ATION: Your proper<br>proach to value. Fo<br>s the valuation for a<br>value. The actual va  | ty has been valu<br>or property tax y<br>issessment to \$1<br>alue for comme | ued as it existed<br>year 2023, the a<br>1,000. The valu<br>rcial improved |
| -   | ionation if an on site inspection is necessary.  |   |  |   | va                           | luation for assessme  | nt to \$1,000. The a  | ctual value abov   | ve does not refl   |
| true and complete statem  | undersigned owner/agent of this property, state that the inforr<br>ents concerning the described property. I understand that the<br>nding upon the Assessor's review of all available information  | current year value of my property   | •  |   | va<br>Er<br>pe<br>are        | our property was value.<br>The Residential<br>nergy and Commercia<br>rcentage is not grour<br>e defined as all struct<br>quired, §39-1-102(7) | Assessment Rate is<br>al Renewable Perso<br>nds for appeal or aba<br>tures, buildings, fixt | 6.765%, Agric<br>nal Property is 2<br>atement of taxes                       | ultural is 26.4%<br>26.4% and all o<br>s, §39-5-121(1                      |
| Signature   | Date   | Owner Email Ad  | ddress   |   |                              | ne tax notice you reco  | -   |  | -  |
| OWNER AUTHORIZATIO  | IN OF AGENT:   |   |  |   | Ex                           | emption has been an   | nlied to your reside  | ntial property   | it is not reflect  |

Agent Telephone

Owner Signature

Date

Agent Email Address

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. \$94,791.50

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

Agent Signature

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

Print Owner Name

Print Agent Name

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

| _          |                      |              |  |                 |                 |  |  |
|------------|----------------------|--------------|--|-----------------|-----------------|--|--|
|            | CONTR                | OL #         | DATE   |                 |                 |  |  |
|            | 1973-21-2            | -04-001      | 4/15/23  |                 |                 |  |  |
| ESCRIPTION |                      |              |  |                 |                 |  |  |
|            | PARKER POI<br>ot 001 | NT Subdivisi | ionCd 048675 Subdivisio                        | onNa            | me PARKER POINT |  |  |
| L          | AR<br>UE<br>2022     | -            | PRIOR YEAR<br>ACTUAL VALUE<br>OF JUNE 30, 2020 | CHANGE IN VALUE |                 |  |  |
|            |                      |              |  |                 |                 |  |  |
|            |                      |              |  |                 |                 |  |  |
| 00         |                      |              | \$2,890,000                                    |                 | +\$1,091,000    |  |  |

## DE OF THIS FORM

ted 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 alue of all other property is based on consideration of the market, cost, and red real property will be reduced by \$30,000 or the amount that reduces the eflect the deduction.

. Your taxes will be calculated using a percentage of current year actual 4% 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 ts 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 tion has been applied to your residential property, it is not reflected in the current year actual value shown above.

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

PK Kaiser, MBA, MS, Assessor

| ARAPAHOE                         | COUNTY                 | NO PHOTO<br>AVAILABLE | NO PHOTO<br>AVAILABLE | <b>APPEAL BY MAIL OR FAX</b> : If you choose to mail or fax a written ap<br>or fax it to the Assessor at the address below. To preserve your right<br>no later than June 8. The Assessor's fax number is 303-797-1295.<br><b>MAIL TO</b> : ASSESSMENT DIVISION - REAL PROPERTY APPEA |
|----------------------------------|------------------------|-----------------------|-----------------------|--|
|                                  | SUBJECT                | BUILDING 1            | BUILDING 2            | <b><u>APPEAL ON-LINE AT</u></b> : www.arapahoegov.com/assessor by June 8.  |
| PARCEL ID                        | 031186676              |                       |                       | APPEAL OPTIONS: Appeals for all property types also include drop   |
| PROPERTY ADDRESS                 |                        |                       |                       | we are offering phone appointments with appraisal staff responsible  |
|                                  | MISSISSIPPI            |                       |                       | on Schedule Appeal Appointment or by calling our office at 303-79  |
|                                  | AVE                    |                       |                       | - Friday, 7:30 a.m 5 p.m. Walk-in appointments may be made 05.   |
| AND DATA                         | *****                  |                       |                       |  |
| and Use Description              | erchandising (all Reta |                       |                       | If a property owner does not timely object to their property's valuati   |
| Zoning Description               | Not Avaliable          |                       |                       | for an abatement under section 39-10-114, C.R.S., by contacting the  |
| and Size(Acreage)                | 1.6900                 |                       |                       |  |
| Frontage                         | Not Available          |                       |                       | ASSESSOR'S DETERMINATION: The Assessor must make a decision  |
| Depth                            | Not Available          |                       |                       | working day in June.   |
| External Forces retail inf       | 0.0000                 | ****                  | ****                  |  |
| BUILDING DATA<br>Building Number |                        | 1                     | 2                     | APPEALING THE ASSESSOR'S DECISION: If you are not satisfied  |
| Fotal Sg Footage                 |                        | 16255                 | 4070                  | Notice of Determination from the Assessor and wish to continue yo  |
| Basement Sq Footage              |                        | 0                     | 0                     | or before 07/15/2023.  |
| /ear Built                       |                        | 1977                  | 1978                  | AGENT ASSIGNMENT: If you authorize an agent to act on your beh   |
| Structure Type                   |                        | Masonry or Concret    |                       | <b>EVENT AUTOMIENT</b> . It you autofize an agent to act on your och   |
| Quality Description              |                        | Average               | Average               | <b>NOTE</b> : Please observe the appeal deadlines; after these dates your right  |
|                                  |                        | -                     | -                     | have filed a timely appeal: therefore, we recommend all correspond   |

# **Arapahoe County** ASSESSOR OFFICE

# APPEAL PROCEDURES

ail or fax a written appeal, you may complete the form on the reverse side of this notice and mail o preserve your right to appeal, your mailed or faxed appeal must be postmarked or transmitted

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

pes also include drop box, phone appointments and walk-in appointments. To enhance your experience, isal staff responsible for your area. You may request a phone appointment using our website by clicking our office at 303-795-4600. Telephone hours of service for phone appointments: 303-795-4600; Monday ents may be made 05/01/2023 - 05/19/2023 only. County building doors close at 4:00 p.m.

eir property's valuation by 6/8/2023 12:00:00AM under section 39-5-122, C.R.S., they may file a request .S., by contacting the county assessor.

r must make a decision on your appeal and mail a Notice of Determination to you by the last regular

you are not satisfied with the Assessor's determination regarding your appeal, or if you do not receive a l wish to continue your appeal, you MUST file a written appeal with the County Board of Equalization on

nt to act on your behalf, attach a signed letter stating the agent's name, address, and phone number.

er 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