	APPEAL F YOU MUST SUBMIT YOUR AI (You may also file on-line at <u>ww</u>	PPEAL BY JUNE 8, 2023	or)					Ν	RE 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 property, that is, an estim may use data going back there has been an identifi current year value or the	Your property has been valued as it existed on January 1 of the inning July 1, 2020 and ending June 30, 2022 (the base period ate of what it would have sold for on the open market on Jun in six-month increments from the five-year period ending Jun able trend during the base period, per Colorado Statute. You property classification determined for your property. the value of your property as of June 30, 2022	d). The current year value represent e 30, 2022. If data is insufficient du he 30, 2022. Sales have been adjust	ts the market value of uring the base period, ed for inflation and d	f your , assessors leflation when		DANBI LL 11931 E L 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 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 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 the market approach sect income and expense amo list of rent comparables f other information you wi	al properties are valued based on the cost, market and income o an indication of value. If your commercial or industrial prop ion above. If your property was leased during the data gather unts. Also, please attach a rent roll indicating the square foot for competing properties. You may also submit any appraisals sh the Assessor to consider in reviewing your property value. formation if an on-site inspection is necessary:	erty was <u>not</u> leased from July 2020 ng period, please attach an operatir age and rental rate for each tenant of performed in the base period on th	through June 2022, p ng statement indicatir poccupied space. If know	please see ng your own, attach a	V ba the ind	ALUATION INFORMA sed on the market ap e amount that reduce come approaches to v	ATION: Your proper proach to value. Fo s the valuation for a value. The actual va	ty has been valu or property tax y issessment to \$1 alue for comme	ued as it existed year 2023, the a 1,000. The valu 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 ents concerning the described property. I understand that the nding upon the Assessor's review of all available information	current year value of my property	•		va Er pe are	our property was value. The Residential nergy and Commercia rcentage is not grour e defined as all struct quired, §39-1-102(7)	Assessment Rate is al Renewable Perso nds for appeal or aba tures, buildings, fixt	6.765%, Agric nal Property is 2 atement of taxes	ultural is 26.4% 26.4% and all o 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 ot 001	NT Subdivisi	ionCd 048675 Subdivisio	onNa	me PARKER POINT		
L	AR UE 2022	-	PRIOR YEAR ACTUAL VALUE 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 AVAILABLE	NO PHOTO AVAILABLE	APPEAL BY MAIL OR FAX : If you choose to mail or fax a written ap or fax it to the Assessor at the address below. To preserve your right no later than June 8. The Assessor's fax number is 303-797-1295. MAIL TO : ASSESSMENT DIVISION - REAL PROPERTY APPEA
	SUBJECT	BUILDING 1	BUILDING 2	<u>APPEAL ON-LINE AT</u> : 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 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		EVENT AUTOMIENT . It you autofize an agent to act on your och
Quality Description		Average	Average	NOTE : 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