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

(You may also file on-line at www.arapahoegov.com/assessor)

OWNER: CITY CENTER MARKETPLACE-AURORA LLC

Property Classification: 2212 - 2212 Merchandising PROPERTY ADDRESS: 15300 E ALAMEDA PKY

PIN # 032563681

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)  The market approach utilizes sales of similar properties from July 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value. 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 during the base period. please list them below.  PIN # Property Address Date Sold  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 income is capitalized into an indication of value. If your commercial or industrial property was not 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 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 companibles for competing properties. You may also submit any appraisals performed in the base period on the subject property, and any other information you wish the Assessor to consider in reviewing your property value.  Please provide contact information if an on-site inspection is necessary:  Print Name  Daytime Telephone / Email  ATTESTATION: 1, 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 ava					on for filing an appeal:
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 neome is capitalized into an indication of value. If your commercial or industrial property was leased from July 2020 through June 2022, please set he market approach section above. If your property was leased during the data gathering period, please attach an indication of value. If your commercial or industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating neome is capitalized into an indication of value. If your commercial or industrial property was negle leased from July 2020 through June 2022, please set he market approach section above. If your property was leased during the data gathering period, please attach an indicating your neome 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 sist 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 you wish the Assessor to consider in reviewing your property value.  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 rue and complete statements concerning the described property. I understand that the current year value of my property may increase, decrease, or emain unchanged, depending upon the Assessor's review of all available information pertinent to the property.    Date   Owner Email Address   Owner Emai					
The market approach utilizes sales of similar properties from July 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value. 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 during the base period. please list them below.  PIN # Property Address  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 income is capitalized into an indication of value. If your commercial or industrial property was ple leased from July 2020 through June 2022, please set the market approach section above. If your property was leased during the data gathering period, please attach an 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 you wish the Assessor to consider in reviewing your property value.  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.  Owner Email Address					
The market approach utilizes sales of similar properties from July 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value. 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 during the base period. please list them below.  PIN # Property Address  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 income is capitalized into an indication of value. If your commercial or industrial property was ple leased from July 2020 through June 2022, please set the market approach section above. If your property was leased during the data gathering period, please attach an 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 you wish the Assessor to consider in reviewing your property value.  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.  Owner Email Address					
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 during the base period, please list them below.  PIN # Property Address			larket Approach)	ALL PROPERTY TYPES (I	
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 during the base period, please list them below.  PIN # Property Address			1022 (4h - 1h d) 4 - 4 1	wile a new action from July 1, 2020 the contribution 20	
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 during the base period. Please list them below.  PIN# Property Address Date Sold  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 income is capitalized into an indication of value. If your commercial or industrial property was not 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 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 you wish the Assessor to consider in reviewing your property value.  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.    Date   Owner Email Address		•	` ' '		**
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 income is capitalized into an indication of value. If your commercial or industrial property was leased during the data gathering period, please attach 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 you wish the Assessor to consider in reviewing your property value.  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.  Date  Owner Email Address  Owner Manuer Signature  Date  Owner Signature  Owner Signature		=			_
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 income is capitalized into an indication of value. If your commercial or industrial property was not 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 an operating statement indicating your income and expense amounts. Also, please attach a nert 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 you wish the Assessor to consider in reviewing your property value.  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.		d, and are aware of sales of	•		
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 income is capitalized into an indication of value. If your commercial or industrial property was not 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 an operating statement indicating your income and expense amounts. Also, please attach a not read of 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 you wish the Assessor to consider in reviewing your property value.  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.  Owner Email Address  OWNER AUTHORIZATION OF AGENT:  Print Owner Name  Owner Signature  Owner Signature			se list them below.	miniculate neighborhood during the base period, pre-	i properties that occurred in your i
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 not 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 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 you wish the Assessor to consider in reviewing your property value.  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.    Owner Email Address	Sale P		Date Sold	roperty Address	<u>Pr</u>
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 not 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 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 you wish the Assessor to consider in reviewing your property value.  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.    Owner Email Address					
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 not 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 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 you wish the Assessor to consider in reviewing your property value.  Please provide contact information if an on-site inspection is necessary:  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.  Date  Owner Email Address  Owner Email Address  Owner Signature  Owner Signature  Owner Signature					
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 not 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 an operating statement indicating your income and expense amounts. Also, please attach a retrivent 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 you wish the Assessor to consider in reviewing your property value.  Please provide contact information if an on-site inspection is necessary:  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.  Date  Owner Email Address  Owner Email Address  Owner Signature  Owner Signature					
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 not 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 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 you wish the Assessor to consider in reviewing your property value.  Please provide contact information if an on-site inspection is necessary:  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.  Date  Owner Email Address  Owner Email Address  Owner Signature  Owner Signature					
Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating noome is capitalized into an indication of value. If your commercial or industrial property was not 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 an operating statement indicating your noome 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 ist 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 you wish the Assessor to consider in reviewing your property value.  Please provide contact information if an on-site inspection is necessary:  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 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.  Date  Owner Email Address  Devener Authorization Of AGENT:  Print Owner Name  Owner Signature  Owner Signature			9.1	OMMEDOIAL PROPERTY//Leasurationless to the following	
Income is capitalized into an indication of value. If your commercial or industrial property was not 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 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 you wish the Assessor to consider in reviewing your property value.  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.    Quart   Qua		aparimenis)	nily nomes, condominiums or a	DIMMERCIAL PROPERTY (does not include single-la	CC
the market approach section above. If your property was leased during the data gathering period, please attach 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 you wish the Assessor to consider in reviewing your property value.  Please provide contact information if an on-site inspection is necessary:  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.    Qwner   Qwner   Agent					
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 you wish the Assessor to consider in reviewing your property value.  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.  Owner Email Address  OWNER AUTHORIZATION OF AGENT:  Print Owner Name  Owner Signature  Owner Signature		ne approach, the net operating	aches to value. Using the incor	e valued based on the cost, market and income appro	nercial and industrial properties are
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 you wish the Assessor to consider in reviewing your property value.  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.  Owner Email Address  OWNER AUTHORIZATION OF AGENT:  Print Owner Name  Owner Signature  Owner Signature			_		
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 you wish the Assessor to consider in reviewing your property value.  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.    Owner		nrough June 2022, please see	as <u>not</u> leased from July 2020 th	of value. If your commercial or industrial property w	e is capitalized into an indication of
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.    Owner   Agent		arough June 2022, please see statement indicating your	as <u>not</u> leased from July 2020 th od, please attach an operating	of value. If your commercial or industrial property wour property was leased during the data gathering per	e is capitalized into an indication of arket approach section above. If you
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.    Owner   Agent		arough June 2022, please see statement indicating your cupied space. If known, attach a	as <u>not</u> leased from July 2020 th od, please attach an operating rental rate for each tenant occ	of value. If your commercial or industrial property wo our property was leased during the data gathering per ase attach a rent roll indicating the square footage an	te is capitalized into an indication of arket approach section above. If you and expense amounts. Also, plea
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.    Owner   Agent		arough June 2022, please see statement indicating your cupied space. If known, attach a	as <u>not</u> leased from July 2020 th od, please attach an operating rental rate for each tenant occ	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an oroperties. You may also submit any appraisals performed	te is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, pleat rent comparables for competing p
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.    Owner   Owner   Agent		arough June 2022, please see statement indicating your cupied space. If known, attach a	as <u>not</u> leased from July 2020 th od, please attach an operating rental rate for each tenant occ	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an oroperties. You may also submit any appraisals performed	te is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, pleat rent comparables for competing p
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.    Owner   Owner   Agent		arough June 2022, please see statement indicating your cupied space. If known, attach a	as <u>not</u> leased from July 2020 th od, please attach an operating rental rate for each tenant occ	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.	te is capitalized into an indication of arket approach section above. If you and expense amounts. Also, please rent comparables for competing prinformation you wish the Assessor
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.    Owner		arough June 2022, please see statement indicating your cupied space. If known, attach a	as <u>not</u> leased from July 2020 th od, please attach an operating rental rate for each tenant occ	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.	te is capitalized into an indication of arket approach section above. If you and expense amounts. Also, please rent comparables for competing prinformation you wish the Assessor
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.    Owner		arough June 2022, please see statement indicating your cupied space. If known, attach a	as not leased from July 2020 the od, please attach an operating rental rate for each tenant occurred in the base period on the	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.  on-site inspection is necessary:	te is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, please rent comparables for competing prinformation you wish the Assessor approvide contact information if an
Signature  Owner Email Address  Owner Signature  Owner Signature  Owner Signature  Owner Signature  Owner Signature		arough June 2022, please see statement indicating your cupied space. If known, attach a	as not leased from July 2020 the od, please attach an operating rental rate for each tenant occurred in the base period on the	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.  on-site inspection is necessary:	te is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, please rent comparables for competing prinformation you wish the Assessor approvide contact information if an
Signature  Date  Owner Email Address  Owner Email Address  Owner Signature  Owner Signature  Owner Signature		arough June 2022, please see statement indicating your cupied space. If known, attach a subject property, and any	as not leased from July 2020 the od, please attach an operating rental rate for each tenant occurred in the base period on the second of the s	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.  on-site inspection is necessary:	te is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, please and expense amounts. Also, please rent comparables for competing prinformation you wish the Assessor approvide contact information if an Name
Signature  Date  Owner Email Address  Owner Signature  Owner Signature		arough June 2022, please see statement indicating your cupied space. If known, attach a subject property, and any	as not leased from July 2020 the od, please attach an operating a rental rate for each tenant occurred in the base period on the same Telephone / Email	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.  On-site inspection is necessary:  Dayt	te is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, please rent comparables for competing prinformation you wish the Assessor exprovide contact information if an exame
OWNER AUTHORIZATION OF AGENT:  Print Owner Name Owner Signature		arough June 2022, please see statement indicating your cupied space. If known, attach a subject property, and any on any attachment constitute by increase, decrease, or	as not leased from July 2020 the od, please attach an operating rental rate for each tenant occurred in the base period on the second rental rate for each tenant occurred in the base period on the second rental rate for each tenant occurred rental rate for each tenant occurred rental rate for each tenant rental rate for each tenant rental rate for each form and the rental rate for each tenant occurred rate for each tenant occurr	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.  On-site inspection is necessary:  Dayt  Oner/agent of this property, state that the information g the described property. I understand that the current	te is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, plead rent comparables for competing prinformation you wish the Assessor exprovide contact information if an example.  STATION: I, the undersigned owing complete statements concerning
OWNER AUTHORIZATION OF AGENT:  Print Owner Name Owner Signature		arough June 2022, please see statement indicating your cupied space. If known, attach a subject property, and any on any attachment constitute by increase, decrease, or	as not leased from July 2020 the od, please attach an operating rental rate for each tenant occurred in the base period on the second rental rate for each tenant occurred in the base period on the second rental rate for each tenant occurred rental rate for each tenant occurred rental rate for each tenant rental rate for each tenant rental rate for each form and the rental rate for each tenant occurred rate for each tenant occurr	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.  On-site inspection is necessary:  Dayt  Oner/agent of this property, state that the information g the described property. I understand that the current	te is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, plead rent comparables for competing prinformation you wish the Assessor exprovide contact information if an example.  STATION: I, the undersigned owing complete statements concerning
Print Owner Name Owner Signature		on any attachment constitute  y increase, decrease, or  Owner Agent	as not leased from July 2020 the od, please attach an operating rental rate for each tenant occurred in the base period on the same Telephone / Email and facts contained herein and the year value of my property mant to the property.	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.  on-site inspection is necessary:  Dayt  vner/agent of this property, state that the information gethe described property. I understand that the current Assessor's review of all available information pertinents.	the is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, please and expense amounts. Also, please are comparables for competing prinformation you wish the Assessor approvide contact information if an expense provide contact information if an expense according to the complete statements concerning an unchanged, depending upon the contact indicates the concerning an unchanged.
Driet Asset Name		on any attachment constitute  y increase, decrease, or  Owner Agent	as not leased from July 2020 the od, please attach an operating rental rate for each tenant occurred in the base period on the same Telephone / Email and facts contained herein and the year value of my property mant to the property.	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.  on-site inspection is necessary:  Dayt  vner/agent of this property, state that the information gethe described property. I understand that the current Assessor's review of all available information pertinents.	the is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, please and expense amounts. Also, please arent comparables for competing prinformation you wish the Assessor exprovide contact information if an expense are provide contact information if an example expression. I, the undersigned own and complete statements concerning an unchanged, depending upon the cure
		on any attachment constitute  y increase, decrease, or  Owner Agent	as not leased from July 2020 the od, please attach an operating rental rate for each tenant occurred in the base period on the semantary me Telephone / Email and facts contained herein and the year value of my property man to the property.  Owner Email Add	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.  On-site inspection is necessary:  Dayt  Dayt  Dayte  Date	the is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, please and expense amounts. Also, please arent comparables for competing prinformation you wish the Assessor exprovide contact information if an expense are provide contact information if an example expression. I, the undersigned own and complete statements concerning an unchanged, depending upon the cure
Print Agent Name Agent Signature Date Agent Telephone		on any attachment constitute  ay increase, decrease, or  Owner  Agent	as not leased from July 2020 the od, please attach an operating rental rate for each tenant occurred in the base period on the seminary of the	of value. If your commercial or industrial property we pur property was leased during the data gathering per ase attach a rent roll indicating the square footage an roperties. You may also submit any appraisals perfor to consider in reviewing your property value.  On-site inspection is necessary:  Dayt  Dayt  Dayte  Date	the is capitalized into an indication of arket approach section above. If you are and expense amounts. Also, please and expense amounts. Also, please are the comparables for competing prinformation you wish the Assessor exprovide contact information if an expense are provided to the contact information if an expense are expenses and complete statements concerning an unchanged, depending upon the cure

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

CITY CENTER MARKETPLACE-AURORA LLC 213 HALLOCK RD STE 3B STONY BROOK NY 11790-3000

#### **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	CONTROL#		PIN NUMBER		TAX AREA	TAX YEAR	
	4/15/23	2-21-001	1975-17-2	3681	03256	1155	2023	
			SCRIPTION	LEGAL DES		PROPERTY ADDRESS		
	LOT 3 BLK 1 CITY CENTER MARKETPLACE SUB 1ST FLG EX M 015270 SubdivisionName CITY CENTER MARKETPLACE SUB 15					15300 E ALAME		
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020	1	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2022		/	PROPERTY CLASSIFICATION		
						Commercial		
+\$1,205,000	\$4,748,000		0	\$5,953,000		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.

\$166,772.99

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

PARCEL ID PROPERTY ADDRESS

LAND DATA
Land Use Description
Zoning Description
Land Size(Acreage)
Frontage
Depth
External Forces retail inf
BUILDING DATA
Building Number

Total Sq Footage

Year Built

Structure Type

**Quality Description** 

Basement Sq Footage

SUBJECT \*\*\*\*\*\*\*\*\*\*\*\*\*\*\* 032563681 15300 E ALAMEDA PKY

\*\*\*\*\*\*

erchandising (all Retained Not Avaliable 3.9810
Not Available Not Available 0.0000

\*\*\*\*\*\*

BUILDING 1

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

1
41463
0
1985
Masonry or Concret

Good

ADDEAL DROOFFILE

#### **APPEAL PROCEDURES**

**Arapahoe County** 

ASSESSOR OFFICE

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 <a href="Schedule Appeal Appointment">Schedule Appeal Appointment</a> 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