

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

(You may also file on-line at [www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor))

PIN # 033451392

OWNER: EPIC PROPERTIES LLC

Property Classification: 2230 - 2230 Special Purpose

PROPERTY ADDRESS: 6800 S XANTHIA ST

APPAISAL 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, 2022 and ending June 30, 2024 (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, 2024. 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, 2024. 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.

What is your estimate of the value of your property as of June 30, 2024

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Reason for filing an appeal:

ALL PROPERTY TYPES (Market Approach)

The market approach utilizes sales of similar properties from July 1, 2022 through June 30, 2024 (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, 2024. 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.

| <u>PIN #</u> | <u>Property Address</u> | <u>Date Sold</u> | <u>Sale Price</u> |
|--------------|-------------------------|------------------|-------------------|
|              |                         |                  |                   |
|              |                         |                  |                   |
|              |                         |                  |                   |

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 2022 through June 2024, 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

☐ Agent

Signature

Date

Owner Email Address

OWNER AUTHORIZATION OF AGENT:

Print Owner Name

Owner Signature

Print Agent Name

Agent Signature

Date

Agent Telephone

Agent Address

Agent Email Address

If mailed - postmarked no later than June 9 - 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



ARAPAHOE COUNTY

REAL PROPERTY

NOTICE OF VALUATION

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

**AURORA OFFICE**  
15400 E. 14th Pl Suite 500  
Aurora, CO 80011

Ph: 303-795-4600  
Fax: 303-636-1380  
TDD: Relay-711

EPIC PROPERTIES, LLC  
6800 S XANTHIA ST  
CENTENNIAL CO 80112-1432

PK Kaiser, MBA, MS, Assessor

www.arapahoeco.gov/assessor

| TAX YEAR                | TAX AREA                                      | PIN NUMBER                                                                                               | AIN                                             | DATE       |                 |
|-------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------|-----------------|
| 2025                    | 0158                                          | 033451392                                                                                                | 2075-28-1-23-004                                | 04/16/2025 |                 |
| PROPERTY ADDRESS        |                                               | LEGAL DESCRIPTION                                                                                        |                                                 |            |                 |
| 6800 S XANTHIA ST       |                                               | LOT 4 ARAPAHOE CROSSING SUB SubdivisionCd 001697 SubdivisionName ARAPAHOE CROSSING SUB Block 000 Lot 004 |                                                 |            |                 |
| PROPERTY CLASSIFICATION | CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2024 |                                                                                                          | PRIOR YEAR ACTUAL VALUE AS OF DECEMBER 31, 2024 |            | CHANGE IN VALUE |
| Commercial              |                                               |                                                                                                          |                                                 |            |                 |
| TOTAL                   | \$2,468,000                                   |                                                                                                          | \$1,899,000                                     |            | +\$569,000      |

PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM

An assessment rate will be applied to the actual value of your property before property taxes are calculated. At the time of print, the 2025 Assessment Rate had not been established.

A change in the assessment rate is NOT grounds for objection or abatement of taxes. 39-5-121(1), C.R.S.

If you would like information about the approach used to value your property, please contact your county assessor.

If you disagree with the Assessor's valuation, you may file an appeal by JUNE 9, 2025 RESIDENTIAL PROPERTY OWNERS (excluding multi-family, commercial and vacant land property owners) may also file online at [www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor)

YOUR RIGHT TO APPEAL THE PROPERTY VALUATION AND/OR CLASSIFICATION TO THE ASSESSOR EXPIRES  
JUNE 9, 2025

033451392  
6800 S XANTHIA  
ST  
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LAND DATA

## BUILDING DATA

| Total Sq Footage | Basement Sq Footage | Year Built | Structure Type | Quality Description |
|------------------|---------------------|------------|----------------|---------------------|
| 1000             | 200                 | 1980       | Single-Family  | Good                |
| 1500             | 300                 | 1990       | Single-Family  | Excellent           |
| 2000             | 400                 | 2000       | Single-Family  | Very Good           |
| 2500             | 500                 | 2010       | Single-Family  | Excellent           |
| 3000             | 600                 | 2015       | Single-Family  | Very Good           |
| 3500             | 700                 | 2020       | Single-Family  | Excellent           |
| 4000             | 800                 | 2022       | Single-Family  | Very Good           |
| 4500             | 900                 | 2023       | Single-Family  | Excellent           |
| 5000             | 1000                | 2024       | Single-Family  | Very Good           |
| 5500             | 1100                | 2025       | Single-Family  | Excellent           |
| 6000             | 1200                | 2026       | Single-Family  | Very Good           |
| 6500             | 1300                | 2027       | Single-Family  | Excellent           |
| 7000             | 1400                | 2028       | Single-Family  | Very Good           |
| 7500             | 1500                | 2029       | Single-Family  | Excellent           |
| 8000             | 1600                | 2030       | Single-Family  | Very Good           |
| 8500             | 1700                | 2031       | Single-Family  | Excellent           |
| 9000             | 1800                | 2032       | Single-Family  | Very Good           |
| 9500             | 1900                | 2033       | Single-Family  | Excellent           |
| 10000            | 2000                | 2034       | Single-Family  | Very Good           |
| 10500            | 2100                | 2035       | Single-Family  | Excellent           |
| 11000            | 2200                | 2036       | Single-Family  | Very Good           |
| 11500            | 2300                | 2037       | Single-Family  | Excellent           |
| 12000            | 2400                | 2038       | Single-Family  | Very Good           |
| 12500            | 2500                | 2039       | Single-Family  | Excellent           |
| 13000            | 2600                | 2040       | Single-Family  | Very Good           |
| 13500            | 2700                | 2041       | Single-Family  | Excellent           |
| 14000            | 2800                | 2042       | Single-Family  | Very Good           |
| 14500            | 2900                | 2043       | Single-Family  | Excellent           |
| 15000            | 3000                | 2044       | Single-Family  | Very Good           |
| 15500            | 3100                | 2045       | Single-Family  | Excellent           |
| 16000            | 3200                | 2046       | Single-Family  | Very Good           |
| 16500            | 3300                | 2047       | Single-Family  | Excellent           |
| 17000            | 3400                | 2048       | Single-Family  | Very Good           |
| 17500            | 3500                | 2049       | Single-Family  | Excellent           |
| 18000            | 3600                | 2050       | Single-Family  | Very Good           |
| 18500            | 3700                | 2051       | Single-Family  | Excellent           |
| 19000            | 3800                | 2052       | Single-Family  | Very Good           |
| 19500            | 3900                | 2053       | Single-Family  | Excellent           |
| 20000            | 4000                | 2054       | Single-Family  | Very Good           |
| 20500            | 4100                | 2055       | Single-Family  | Excellent           |
| 21000            | 4200                | 2056       | Single-Family  | Very Good           |
| 21500            | 4300                | 2057       | Single-Family  | Excellent           |
| 22000            | 4400                | 2058       | Single-Family  | Very Good           |
| 22500            | 4500                | 2059       | Single-Family  | Excellent           |
| 23000            | 4600                | 2060       | Single-Family  | Very Good           |
| 23500            | 4700                | 2061       | Single-Family  | Excellent           |
| 24000            | 4800                | 2062       | Single-Family  | Very Good           |
| 24500            | 4900                | 2063       | Single-Family  | Excellent           |
| 25000            | 5000                | 2064       | Single-Family  | Very Good           |
| 25500            | 5100                | 2065       | Single-Family  | Excellent           |
| 26000            | 5200                | 2066       | Single-Family  | Very Good           |
| 26500            | 5300                | 2067       | Single-Family  | Excellent           |
| 27000            | 5400                | 2068       | Single-Family  | Very Good           |
| 27500            | 5500                | 2069       | Single-Family  | Excellent           |
| 28000            | 5600                | 2070       | Single-Family  | Very Good           |
| 28500            | 5700                | 2071       | Single-Family  | Excellent           |
| 29000            | 5800                | 2072       | Single-Family  | Very Good           |
| 29500            | 5900                | 2073       | Single-Family  | Excellent           |
| 30000            | 6000                | 2074       | Single-Family  | Very Good           |
| 30500            | 6100                | 2075       | Single-Family  | Excellent           |
| 31000            | 6200                | 2076       | Single-Family  | Very Good           |
| 31500            | 6300                | 2077       | Single-Family  | Excellent           |
| 32000            | 6400                | 2078       | Single-Family  | Very Good           |
| 32500            | 6500                | 2079       | Single-Family  | Excellent           |
| 33000            | 6600                | 2080       | Single-Family  | Very Good           |
| 33500            | 6700                | 2081       | Single-Family  | Excellent           |
| 34000            | 6800                | 2082       | Single-Family  | Very Good           |
| 34500            | 6900                | 2083       | Single-Family  | Excellent           |
| 35000            | 7000                | 2084       | Single-Family  | Very Good           |
| 35500            | 7100                | 2085       | Single-Family  | Excellent           |
| 36000            | 7200                | 2086       | Single-Family  | Very Good           |
| 36500            | 7300                | 2087       | Single-Family  | Excellent           |
| 37000            | 7400                | 2088       | Single-Family  | Very Good           |
| 37500            | 7500                | 2089       | Single-Family  | Excellent           |
| 38000            | 7600                |            |                |                     |

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**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 9. The Assessor's fax number is 303-797-1295.

**APPEAL ON-LINE AT:** [www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor) by June 9.

**ASSESSOR'S DETERMINATION:** The Assessor must make a decision on your appeal and mail a Notice of Determination to you by Aug 15, 2025.

**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.

**APPEALS WILL NOT BE ACCEPTED AFTER JUNE 9, 2025**