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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 Scan to see map>	he current year value represents the market value of your	;ee map>
Property Classification: 2250 - 2250 Partially Exempt(Tax. part) Commercial PROPERTY ADDRESS: 300 E HAMPDEN AVE	al PROPERTY ADDRESS: 300 E HAMPDEN AVE	
PIN # 031940354 OWNER: EAST 300 HAMPDEN LLC THIS IS N	ARAPAHOE COUNTY THIS	S I S NOT
(You may also file on-line at <u>www.arapahoegov.com/assessor</u>)		NOTICE OF
APPEAL FORM YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023		

Agent Email Address

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

Agent Address

OF VALUATION

OT A TAX BILL



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

Ph: 303-795-4600 Fax: 303-797-1295 TDD: Relay-711

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

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

www.arapahoegov.com/assessor

	CONTR	OL#	DATE					
	2077-03-1	-05-012	4/15/23					
5	SCRIPTION							
LK 4 BIRCH'S ADD TO S BDWY HTS 2ND FLG SubdivisionCd 005200 Name BIRCH'S ADD TO S BDWY HTS 2ND FLG Block 004 Lot 001								
•	AR UE 2022	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020		CHANGE IN VALUE				
5			\$1,913,715 \$1,053,285					
)			\$2,967,000		+\$0			

E OF THIS FORM

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

Your taxes will be calculated using a percentage of current year actual % 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 erected upon or affixed to land, whether or not title to such land has been

r actual value. If the Senior Citizen or Disabled Veteran Property Tax ed in the current year actual value shown above.

on the best available information. You have the right to protest the

\$60,293.13

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

PK Kaiser, MBA, MS, Assessor

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 Schedule Appeal Appointment 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).

	O PHOTO /AILABLE
VARCEL ID031940354PARCEL ID031940354PROPERTY ADDRESS300 E HAMPDEN AVELAND DATA*********************************	BUILDING 1

Arapahoe County ASSESSOR OFFICE

APPEAL PROCEDURES

Appeals will not be accepted after June 8