# APPEAL FORM

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

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

PIN # 032013184

OWNER: MNF LLC

Property Classification: 2230 - 2230 Special Purpose PROPERTY ADDRESS: 4756 S BROADWAY

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-gathetine period, June 30, 2022. If you believe that you 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 statch an operating your income and expense amounts. Also, please attach a rent roll indicating the square footage and cental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties. You may also submit amy 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 Daylime 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 unchanned, depending upon the Assessor's review of all available information per	eason for filing an appeal:			
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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

MNF LLC 5585 E VASSAR AVE DENVER CO 80222-6239

**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

	DATE	ROL#	UMBER CONTR		PIN NU	TAX AREA	TAX YEAR	
	4/15/23	1184 2077-10-4-08-005 4/15/23		032013184		0015	2023	
		· · · · · · · · · · · · · · · · · · ·				DRESS	PROPERTY ADI	
)29400		LOTS 14-16 & N 10 FT OF LOT 17 BLK 72 HARLEM Subdivision SubdivisionName HARLEM Block 072 Lot 014				4756 S BROADWAY		
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE OF JUNE 30, 2020	Α	.UE	CURRENT YE ACTUAL VAL OF JUNE 30,		ROPERTY SSIFICATION		
						Commercial		
+\$0	\$376,000			\$376,000		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.

\$7,640.79

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 int **BUILDING DATA Building Number** 

Total Sq Footage

Year Built

Structure Type

**Quality Description** 

Basement Sq Footage

**SUBJECT** 032013184

\*\*\*\*\*\* Auto Dealers Not Avaliable 0.2440 85.00 125.00 0.0000 \*\*\*\*\*\*

4756 S **BROADWAY**  **BUILDING 1** 

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

2592 1969 Masonry or Concret Fair

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

**APPEAL PROCEDURES** 

no later than June 8. The Assessor's fax number is 303-797-1295.

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

**Arapahoe County** 

ASSESSOR OFFICE

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).

Appeals will not be accepted after June 8