PIN # 032245379	YOU MUST SUBMIT YO	EAL FORM UR APPEAL BY JUNE 8, 2023 at <u>www.arapahoegov.com/assessor</u>)		акарано		NOTICE HISISN
Property Classification: 2	212 - 2212 Merchandising PROPER	TY ADDRESS: 7562 S UNIVERSITY BLVD				
the 24-month period beginning property, that is, an estimate of may use data going back in six there has been an identifiable t	g July 1, 2020 and ending June 30, 2022 (the bas f what it would have sold for on the open market -month increments from the five-year period end	y 1 of the current year, based on sales and other information gathered f se period). The current year value represents the market value of your on June 30, 2022. If data is insufficient during the base period, assess ding June 30, 2022. Sales have been adjusted for inflation and deflatio e. You may file an appeal with the Assessor if you disagree with the	sors	11757 W	ENNIAL LP KEN CARYL AVE (DN CO 80127-3719	
What is your estimate of the va	lue of your property as of June 30, 2022	\$				
Reason for filing an appeal:						
				TAX YEAR	TAX AREA	PIN NUMBER
				2023	1129	032245379
	ALL PROPER	RTY TYPES (Market Approach)		PROPERTY AD	DRESS	LEGAL DE
The market approach utilizes s Colorado Law requires the Ass	7562 S UNIVER	SITY BLVD	LOT 1 BLK PLAT Block			
deflation to the end of the data	olorado Law requires the Assessor to exclusively use the market approach to value residential property. All sales must be adjusted for inflation or eflation 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 milar properties that occurred in your immediate neighborhood <u>during the base period</u> , please list them below.			PROPERTY CLASSIFICATION		CURRENT YE ACTUAL VAL AS OF JUNE 30
<u>PIN #</u>	Property Address	Date Sold	Sale Price		Commercial	
	COMMERCIAL PROPERTY (does not inc	clude single-family homes, condominiums or apartments)			TOTAL	\$8,713,000
Commercial and industrial pro income is capitalized into an in the market approach section at income and expense amounts. list of rent comparables for con other information you wish the Please provide contact informat	VALUATION INFORM based on the market ap the amount that reduce income approaches to	ATION: Your property oproach to value. For is the valuation for as value. The actual val	where the property tax year 2023, the sessment to \$1,000. The value for commercial improvenual value above does not restrict the session of the tax of the sessment to \$1,000. The value for commercial the session of the tax of the session of the tax of the session of the tax of tax			
true and complete statements c		Daytime Telephone / Email e information and facts contained herein and on any attachment constit that the current year value of my property <u>may increase, decrease, or</u> mation pertinent to the property.	itute] Agent	value. The Residential Energy and Commerci percentage is not groun	Assessment Rate is 6 al Renewable Person nds for appeal or abat tures, buildings, fixtu	anuary 1 of the current year. 5.765%, Agricultural is 26.4 al Property is 26.4% and all ement of taxes, §39-5-121(res, fences, and water rights
Signature	AGENT: Print Owner Name	e Owner Email Address Owner Signature		-	-	l be based on the current ye tial property, it is not reflec

Agent Telephone

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. \$268,140.97 YOU HAVE THE RIGHT TO APPEAL YOUR PROPERTY VALUE OR ITS CLASSIFICATION.

Agent Email Address

Date

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

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						
	2077-36-2-34-001		4/15/23						
s	SCRIPTION								
1 CAROLYN'S PLAT SubdivisionCd 009045 SubdivisionName CAROLYNS 001 Lot 001									
_	AR UE 2022	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020			CHANGE IN VALUE				
D			\$5,940,000		+\$2,773,000				

DE OF THIS FORM

ed 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 lue of all other property is based on consideration of the market, cost, and ed 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 s erected upon or affixed to land, whether or not title to such land has been

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

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 or fax it to the Assessor at the address below. To preserve no later than June 8. The Assessor's fax number is 303-79 MAIL TO : ASSESSMENT DIVISION - REAL PROPERT
	SUBJECT	BUILDING 1	BUILDING 2	APPEAL ON-LINE AT: www.arapahoegov.com/assessor b
PARCEL ID	032245379			APPEAL OPTIONS: Appeals for all property types also in
PROPERTY ADDRESS	7562 S			we are offering phone appointments with appraisal staff r
	UNIVERSITY			on Schedule Appeal Appointment or by calling our office
	BLVD			- Friday, 7:30 a.m 5 p.m. Walk-in appointments may b
LAND DATA	*****			
	erchandising (all Reta			If a property owner does not timely object to their propert
Zoning Description	Not Avaliable			for an abatement under section 39-10-114, C.R.S., by con
Land Size(Acreage)	4.0130			
Frontage	Not Available			ASSESSOR'S DETERMINATION: The Assessor must mak
Depth	Not Available			working day in June.
External Forces retail inf	0.0000	****	****	
BUILDING DATA	***********	**********	2	APPEALING THE ASSESSOR'S DECISION: If you are no
Building Number		57792	2 3645	Notice of Determination from the Assessor and wish to co
Total Sq Footage Basement Sq Footage		57792 0	3043 0	or before 07/15/2023.
Year Built		1983	1984	
Structure Type		Masonry or Concret		AGENT ASSIGNMENT: If you authorize an agent to act or
Quality Description		Average	Average	NOTE : Please observe the appeal deadlines; after these da
Quality Description		Average	Average	have filed a timely appeal: therefore, we recommend all c

Arapahoe County ASSESSOR OFFICE

APPEAL PROCEDURES

to mail or fax a written appeal, you may complete the form on the reverse side of this notice and mail ow. To preserve your right to appeal, your mailed or faxed appeal must be postmarked or transmitted

EAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

rty types also include drop box, phone appointments and walk-in appointments. To enhance your experience, appraisal staff responsible for your area. You may request a phone appointment using our website by clicking lling our office at 303-795-4600. Telephone hours of service for phone appointments: 303-795-4600; Monday intments may be made 05/01/2023 - 05/19/2023 only. County building doors close at 4:00 p.m.

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 , C.R.S., by contacting the county assessor.

essor must make a decision on your appeal and mail a Notice of Determination to you by the last regular

N: If you are not satisfied with the Assessor's determination regarding your appeal, or if you do not receive a and wish to continue your appeal, you MUST file a written appeal with the County Board of Equalization on

agent to act on your behalf, attach a signed letter stating the agent's name, address, and phone number.

; 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