May 1, 2013

**PROPERTY CHARACTERISTICS**

- **LAND NET SQFT:** 16512
- **OCCUPANCY1:** Mini-Mart Convenience Stores
- **OCCUPANCY2:**
- **OCCUPANCY3:**
- **YEAR BUILT:** 1984
- **CLASS:** Wood Frame
- **TOTAL BLDG SQ FT:** 1581
- **TOTAL COMMERCIAL SQ FOOTAGE:** 1581
- **UNIT SQ FT:**
- **TOTAL BUILDING COUNT:** 1

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Using the above values, the estimated tax based on the prior year value was $8,905. The estimate of tax based on the current value is $8,905. This results in no change in tax. This estimate is based on 2012 tax rates. You will receive a tax bill in 2014.

The tax amount is merely an estimate based upon the best information available. You have the right to protest the adjustment in valuation, but not the estimate of taxes, 39-5-121(1.5), C.R.S.
REAL PROPERTY APPEAL FORM

If you disagree with the current year's assessed value or the classification determined for your property, you may file an appeal by mail to or in person with the County Assessor. Completing the Real Property Questionnaire will help you determine an estimate of your property’s value, which can be compared to the value determined by the Assessor. Colorado law requires application of the market approach to value for residential properties (includes apartments) and consideration of the cost, market, and income approaches to value for vacant land, commercial, and industrial properties.

REASON FOR REQUESTING A REVIEW:

MATING APPROACH (ALL PROPERTY TYPES): This approach will be used to value properties for the 18-month period ending June 30, 2012. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending June 30, 2012. To help estimate the market value of your property, please list sales of similar properties that have sold in your neighborhood. A copy of an appraisal prepared prior to June 30, 2012 may be helpful in estimating the market value of your property.

DATE SOLD SCHEDULE/ACCOUNT NUMBER OR PROPERTY DESCRIPTION OR ADDRESS SELLING PRICE

Based on the information provided and accounting for differences between sold properties and your property, state the value of your property as of June 30, 2012.

$_____.

COST AND INCOME APPROACH: For vacant land, commercial and industrial properties the Assessor must also consider the cost and income approaches to value. If your commercial or industrial property was not leased from January 2011 through June 2012, please complete the table below for your property to establish its income.

_____________________________________________________________________________________________________________________________
_____________________________________________________________________________________________________________________________
_____________________________________________________________________________________________________________________________

REASON FOR REQUESTING A REVIEW:

To help estimate the market value of your property, please list sales of similar properties that have sold in your neighborhood. A copy of an appraisal prepared prior to June 30, 2012 may be helpful in estimating the market value of your property.

DATE SOLD SCHEDULE/ACCOUNT NUMBER OR PROPERTY DESCRIPTION OR ADDRESS SELLING PRICE

Based on the information provided and accounting for differences between sold properties and your property, state the value of your property as of June 30, 2012.

$_____.

APPEALING TO THE ASSESSOR’S DECISION

If you disagree with the Assessor’s determination, or if you do not receive a written notice of determination from the Assessor, you must file a written appeal with the County Board of Election or on or before July 15th, 39-9-106(2), C.R.S., to preserve your appeal rights.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MAY BE REQUIRED TO PROVE THAT YOU HAVE FILED TIMELY; THEREFORE, WE RECOMMEND ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.

2013 PROPERTY TAX HOMESTEAD EXEMPTION INFORMATION

SOLID CITIZENS AND DISABLED VETERANS

Senior Citizens and Disabled Veterans

Notice: As of the date this document was executed, the Colorado General Assembly has not raised the funding for the Senior Property Tax Exemption for tax year 2013. This document is in accordance with the law in effect as of July 1, 2013. The Disabled Veteran's Exemption has also not been funded for the 2013 tax year. The application is available at the above-named agency at the following address: ________________________________________________________________________________

Agent's Name (please print):

Daytime Telephone: ___________________________

Date: ___________________________

Attorney for the above-named agent at the following address: ________________________________________________________________________________

Agent's Name (please print):

Daytime Telephone: ___________________________

Date: ___________________________

Indicate the name, telephone number and email address for a person the Assessor may contact with questions.

Name: ___________________________

Telephone: ___________________________

Email: ___________________________

Your right to appeal your property value expires on June 1, 2013

If the date for filing any document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed timely if filed postmarked or delivered on the next business day, 39-1-103(2), C.R.S.

Your right to appeal your property value expires on June 1, 2013

If the date for filing any document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed timely if filed postmarked or delivered on the next business day, 39-1-103(2), C.R.S.

ASSESSOR’S DETERMINATION

The Assessor must make a decision on your protest and mail a Notice of Determination to you by the last regular working day in June.

APPEALING THE ASSESSOR’S DECISION

If you disagree with the Assessor’s determination, or if you do not receive a written notice of determination from the Assessor, you must file a written appeal with the County Board of Election or on or before July 15th, 39-9-106(2), C.R.S., to preserve your appeal rights.

YOUR RIGHT TO APPEAL YOUR PROPERTY VALUE EXPRESSES ON JUNE 1, 2013

If the date for filing any document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed timely if filed postmarked or delivered on the next business day, 39-1-103(2), C.R.S.

Your right to appeal your property value expires on June 1, 2013

If the date for filing any document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed timely if filed postmarked or delivered on the next business day, 39-1-103(2), C.R.S.

SPECIAL CITIZENS ELIGIBILITY REQUIREMENTS

The exemption is available to any veteran who was at least 21 years old and who has served on active duty in the Armed Forces of the United States, was stationed in the United States Department of Veterans Affairs on 100% “permanent and total” disability, and was honorably discharged. The veteran must have served on active duty and been a citizen as of January 1 of the year the application is filed. The application is not available to surviving spouse of a veteran who previously held the same requirements prior to his or her death. The application and instructions are available from, and should be submitted to, the county assessor listed in the front of this notice. The application deadline is July 1st. The application is available from the Division of Veterans Affairs at the above address and telephone number provided below and from the Colorado Division of Veterans Affairs, Taxation website at www.colorado.gov/vndmvat. Completed applications must be submitted to the Colorado Division of Veterans Affairs at.

Colorado Department of Military and Veterans Affairs

Division of Veterans Affairs

1355 S. Colorado Blvd,

Bldg C, Suite 113

303-892-5700

Telephone: 303-339-8007

Fax: 303-339-3183

This Notice of Valuation does not reflect any information concerning the status of an application or reflect a reduction in actual value due to an approved exemption.

1355 S. Colorado Blvd,

Bldg C, Suite 113

303-892-5700

Telephone: 303-339-8007

Fax: 303-339-3183

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REAL PROPERTY APPEAL FORM

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

(Do not send original documents, they will not be returned.)

MARKET APPROACH (ALL PROPERTY TYPES): This approach is used to value property from January 1, 2012 to June 30, 2012. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending June 30, 2012. State statutes prohibit the Assessor from using appraised data after June 30, 2012.

To help estimate the market value of your property, please list sales of similar properties that have sold in your neighborhood. A copy of an appraisal prepared prior to June 30, 2012 may be helpful in estimating the market value of your property.

DATE SOLD: ____________________________

SCHEDULE/ACCOUNT NUMBER OR PROPERTY DESCRIPTION OR ADDRESS: ____________________________

SELLING PRICE: ____________________________

COST AND INCOME APPROACH: For vacant land, commercial and industrial properties the Assessor must also consider the cost and income approach to value if your property or similar property is valued using the cost or income approach. For commercial and industrial property, you may choose to value the property through June 30, 2012 using the market approach section above. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2011 through June 2012, please attach an operating statement indicating your income and expenses incurred. Attach a rent schedule indicating the square footage and rental rate for each tenant-occupied space. If known, attach a list of rent comparables for competing properties.

Estimate of value based on cost approach: $ ____________________________

Estimate of value based on income approach: $ ____________________________

AGENT ASSIGNMENT

If you disagree with the “current year actual value” or the classification determined for your property, you may file an appeal by mail or in person with the County Assessor. Completing the Real Property Questionnaire will help you determine an estimate of value for your property, which can be compared to the value determined by the Assessor. Colorado law requires application of the market approach to value for residential properties (includes apartments) and consideration of the cost, market, and income approaches to value for vacant land, commercial, and industrial properties.

For more information, please call 303-284-6077.

REASON FOR REQUESTING A REVIEW:

Based on the information provided and accounting for differences between sold properties and your property, state the value of your property as of June 30, 2012: $ ____________________________

OWNER/AGENT VERIFICATION

I, the undersigned owner or agent of this property, state that the information and facts contained herein and on any attachments constitute true and complete statements concerning the described property.

SCHEDULE/ACCOUNT NUMBER: ____________________________

(Found above your name on the other side of this form.)

Signature: ____________________________

Date: ____________________________

Daytime Telephone: ____________________________

To preserve your right to object, your appeal must be postmarked, emailed, faxed or delivered in person on or before June 1, 2013.

Your right to appeal your property value expires on June 1, 2013.

If the date for filing any document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed timely filed if postmarked or delivered on the next business day. 39-1-104(10.2), C.R.S.

If you disagree with the Assessor’s determination, or if you do not receive a Notice of Determination from the Assessor, you must:

If you elect to object to your valuation or its classification, please complete the appeal form and return it to the Assessor at the address through June 30, 2012, please mail all correspondence regarding this protest to the above-named agent at the following address:

Please mail all correspondence regarding this protest to the above-named agent at the following address:

NAME: ____________________________

PHONE: ____________________________

EMAIL: ____________________________

If you choose to object to your valuation or its classification, please complete the appeal form and return it to the Assessor at the address above. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2011 through June 2012, please attach an operating statement indicating your income and expenses incurred. Attach a rent schedule indicating the square footage and rental rate for each tenant-occupied space. If known, attach a list of rent comparables for competing properties.

The Assessor must make a decision on your protest and mail a Notice of Determination to you. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending June 30, 2012. The analysis will consider property sold from the 5-year period ending June 30, 2012. You must mail all correspondence regarding this protest to the above-named agent at the following address:

AGENT’S NAM E (please print):

Telephone: ____________________________

EMAIL: ____________________________

Your appeal must be postmarked, emailed, faxed or delivered in person on or before June 1, 2013.

APPEALING BY MAIL OR IN PERSON

If you choose to object to your valuation or its classification, please complete the appeal form and return it to the Assessor at the address listed. To preserve your right to object, your appeal must be postmarked, emailed, faxed or delivered in person on or before June 1, 2013.

Your right to appeal your property value expires on June 1, 2013.

If the date for filing any document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed timely filed if postmarked or delivered on the next business day. 39-1-104(10.2), C.R.S.

Your right to appeal your property value expires on June 1, 2013.

APPEALING THE ASSESOR’S DECISION

If you disagree with the Assessor’s determination, or if you do not receive a Notice of Determination from the Assessor, you must file a written appeal with the County Board of Equalization on or before July 15th. 39-1-104(10.2), C.R.S.

This Notice of Valuation does not reflect any information concerning the status of an application or reflect a reduction in actual value due to an approved exemption.

2013 PROPERTY TAX HOMESTEAD EXEMPTION INFORMATION

SENIOR CITIZENS AND DISABLED VETERANS

Notice: As of the date this document was executed, the Colorado General Assembly has not ruled on the funding for the Senior Property Tax Exemption for the year 2013. The Disability and Veterans Affairs Division of the Colorado Department of Military and Veterans Affairs will provide an update as soon as it is available.

The property tax exemption for those who qualify is 50 percent of the first $20,000.00 in actual value of their primary residence. The state pays the exempted portion of the property tax. Those who have previously applied and have been granted the exemption do not need to apply again.

The exemption is available to any veteran who is at least 65 years old and who has been honorably discharged. The veteran’s service must have been in a war that occurred before January 1 of the year the application was filed. The application and instructions are available from the county assessor listed on the front of this notice. The application deadline is in May.

The exemption is available to any veteran who is at least 65 years old and who has been honorably discharged. The veteran’s service must have been in a war that occurred before January 1 of the year the application was filed. The application deadline is in May.

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DISABLED VETERANS

The exemption is available to any veteran who is at least 65 years old and who has been honorably discharged. The veteran’s service must have been in a war that occurred before January 1 of the year the application was filed. The application deadline is in May.

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