

DATE: April 28, 2023

ACCOUNT NUMBER		TAX YEAR	TAX AREA CODE	PROPERTY DESCRIPTION (MAY NOT BE COMPLETE)		
R7538699		2023	1459	131325102002		
PROPERTY	CCBW LLC 5979 IRIS PKWY FREDERICK CO 80504-6412			5979 IRIS PKWY FREDERICK FRE MBPRA L2 BLK2 MEADOWLARK BUSINESS PA RK RPLT A		
	CLASSIFICATION			ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE
COMMERCIAL			27.90%	1,210,000	1,650,000	+440,000
TOTALS				1,210,000	1,650,000	+440,000

FOR MOST REAL PROPERTY THE VALUE DIFFERENCE REFLECTS A 2 YEAR CHANGE. USING THE ABOVE ASSESSMENT RATES AND THE PRIOR YEAR TAX RATES THE CURRENT YEAR TAX ESTIMATE IS \$47,165. PROPOSED 2023 LEGISLATION AND LOCAL TAX DISTRICT LEVY CHANGES WILL IMPACT THIS ESTIMATE.

The current year 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), C.R.S.



PROPERTY CHARACTERISTICS	For specific property characteristic details, please see the Building Information and Valuation Information Tabs on your Property Report at the following URL: www.co.weld.co.us/apps1/propertyportal/ .
--------------------------	---

REAL PROPERTY APPEAL FORM

If you disagree with the "current year actual value" and/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.

REASON FOR REQUESTING A REVIEW: _____

REAL PROPERTY QUESTIONNAIRE

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY

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

MARKET APPROACH (ALL PROPERTY TYPES): This approach to value uses sales from the 18-month period ending **June 30, 2022**. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending **June 30, 2022**. Statute prohibits the Assessor from using appraisal data after **June 30, 2022**; that data will be considered in the 2025 reappraisal. 39-1-104(10.2)(d), C.R.S.

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, 2022** 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, 2022. \$ _____

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 2021 through June 2022, please complete the market approach section above and attach an operating statement. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2021 through June 2022, please attach an operating statement indicating your income and expense amounts. 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

ASSIGNMENT: I authorize the below-named agent to act on my behalf regarding the property tax valuation of the property described herein for the year _____.

Agent's Name (please print): _____ Daytime Telephone#: _____

Owner's Signature: _____ Date: _____

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

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#: _____

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

Name _____ Telephone _____ Email _____

Your right to appeal the property valuation and/or the classification to the Assessor expires on June 8, 2023

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. 39-1-120(3), C.R.S.