

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 34130-00-006

Master Parcel No: 34000-00-157

Owner: BRAR 1 LLC
10261 MEADOW MIST CT
COLORADO SPRINGS CO 80920

Location: 23355 HIGHWAY 94

Legal Description: TRACT IN N2NE4 SEC 13-14-63 DESC AS FOLS: BEG AT A PT ON N LN OF SD SEC AT NW COR OF TR CONV BY BK 1397-68, TH SLY ON W LN OFSD TR 208.71 FT, ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LN OF SD SEC 556.59 FT, WLY PARA WITH N LN OF SD SEC 626.11 FT, NLY PARA WITH E SEC LN 765.30 FT, TH ELY ON N LN OF SD SEC 417.40 FT TO POB EX PART TO CO FOR RD

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
KB4	53.165	201	0	09/04/2002

<u>Year Built</u>	<u>Base-ment</u>	<u>Stories</u>	<u>Units</u>	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:				2112	9.61AC	19200	66206	2/21
Land:				1135	22040SF	260	3705	2/21
Land:				1141	--	360	5000	4/21
Imp: 1984		1.0	0	NC	6060	69150	238461	4/21
Imp: 1981		1.0	0	NC	4290	48960	168812	4/21
Imp: 2000		1.0	0	UC	162	1850	6375	4/21
Imp: 2000		1.0	0	UC	3200	36520	125920	4/21
Total:						176300	614479	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	02/11/1997		\$0.00	97015718				0
	09/30/2020		\$0.00	220153044			D	0
	03/16/2021	\$722,680	\$0.00	221051512			D	0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.085
ELLICOTT SCHOOL NO 22	31.673
PIKES PEAK LIBRARY	3.855
ELLICOTT FIRE PROTECTION	8.496
UPPER BLK SQUIRREL CRK GROUND WATER	1.056
ELLICOTT METROPOLITAN	

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 34130-00-006
EL PASO COUNTY CONSERVATION

2020 Tax Rate: _____ 53.165 mills

Please note that appraisal records are subject to change without notification.

Printed: 12/21/2021 4:32:28 PM

By: ASRNORTH

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 34000-00-157

(Outed)

Master Parcel No:

Location: 23355 HIGHWAY 94

Legal Description: TRACT IN N2NE4 SEC 13-14-63 AS FOLS, BEG AT A PT ON N LN OF SD SEC AT NW COR OF TR CONV BY BK 1397-68, TH SLY ON W LN OFSD TR 208.71 FT, ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LN OF SD SEC 556.59 FT, WLY PARA WITH N LN OF SD SEC 626.11 FT, NLY PARA WITH E SEC LN 765.30 FT, TH ELY ON N LN OF SD SEC 417.40 FT TO POB EX PART TO CO FOR RD

**** NEW PARCEL NUMBER IN 2002 IS 34130-00-006 ****

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
KB4	53.165	201	0	

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	2112	9.61AC	0	37116	3/01
Land:	1135	22040SF	0	2084	3/01
Land:	1141	--	0	5000	5/05
Total:			0	0	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	05/16/1979		\$1.00	0	3176	223	Z	0
	02/11/1997		\$0.00	97015718				0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.085
ELLICOTT SCHOOL NO 22	31.673
PIKES PEAK LIBRARY	3.855
ELLICOTT FIRE PROTECTION	8.496
UPPER BLK SQUIRREL CRK GROUND WATER	1.056
ELLICOTT METROPOLITAN	
EL PASO COUNTY CONSERVATION	

2020 Tax Rate: _____ 53.165 mills

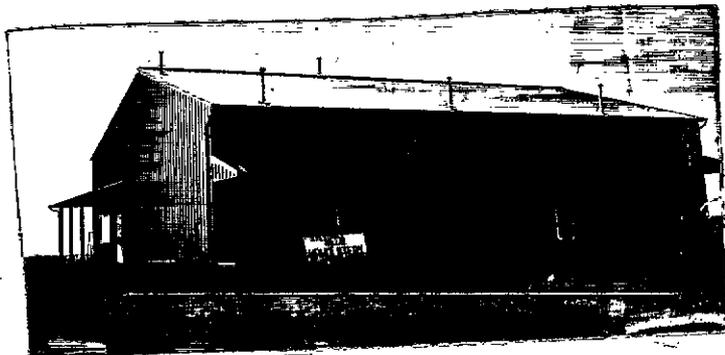
Please note that appraisal records are subject to change without notification.

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By: ASRNORTH



PHOTO



029,102 3400000157

JOHN M. BASS
EL PASO COUNTY ASSESSOR
27 E. Vermijo St. 2nd Floor
Colorado Springs, Colorado 80903

Appeals will be held May 1, 1999
through June 1, 1999
LOCATION: 27 E. Vermijo St. 2nd Floor
OFFICE HOURS: 8:30 A.M.-4:30 P.M. Monday-Friday
TELEPHONE #: (719)520-6600
FAX #: (719)520-6635

DATE 1999-05-01

SCHEDULE NUMBER	TAX YEAR	TAX AREA CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
34000-00-157	1999	KBD	TRACT IN N2NE4 SEC 13-14-63 AS FOLS, BEG AT A PT ON N LN OF SD SEC AT NW COR OF TR CONV BY BK 1397-68, TH SLY ON W LN OFSD TR 208.71 FT, ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LN OF SD SEC 556.59 FT, WLY PARA WITH N LN OF SD SEC 626.11 FT, NLY PARA WITH E SEC LN 765.30 +++ Description Incomplete +++
HANDLE MERLE S 23355 HIGHWAY 94			

An assessment percentage will be applied to the actual value of your property before property taxes are calculated. The assessment percentage for residences is projected to be 9.74 %

Generally, all other property, including vacant and personal property, is assessed at 29%, 39-1-104(1) and (1.5), C.R.S. A change in the projected residential assessment percentage is NOT grounds for protest or abatement of taxes, 39-5-121(1),C.R.S.

NOTICE OF VALUATION

THIS IS NOT A TAX BILL

REAL PROPERTY: Your property was valued as it existed on January 1 of the current year. The "current year actual value" represents the actual value of your property. The tax notice you receive next January will be based on this value.

TYPE OF PROPERTY		PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Residential	9.74%	6329	80	6409
Non-Residential Land	29.00%	23671	1420	25091
Non-Residential Improvements	29.00%	360982	4908	365890
YOU HAVE THE RIGHT TO PROTEST YOUR REAL PROPERTY VALUE OR ITS CLASSIFICATION.		TOTALS		
		390982	6408	397390

AUTO***5-DIGIT 80808
HANDLE MERLE S
23355 STATE HIGHWAY 94
CALHAN, CO 80808-8551

80808855199

000,850 3413000006

JOHN M. BASS
EL PASO COUNTY ASSESSOR
27 E. Vermijo Ave. 2nd Floor
Colorado Springs, Colorado 80903

Appeals will be held May 1, 2003
through June 2, 2003
LOCATION: 27 E. Vermijo St. 2nd Floor
OFFICE HOURS: 8:30 A.M.-4:30 P.M. Monday-Friday
TELEPHONE #: (719)520-6600
FAX #: (719)520-6635

DATE: 2003-05-01

SCHEDULE NUMBER	TAX YEAR	TAX AREA CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
34130-00-006	2003	KB4	TRACT IN N2NE4 SEC 13-14-63 DESC AS FOLS: BEG AT A PT ON N LN OF SD SEC AT NW COR OF TR CONV BY BK 1397-68, TH SLY ON W LN OF SD TR 208.71 FT, ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LN OF SD SEC 556.59 FT, WLY PARA WITH N LN OF SD SEC 626.11 FT, NLY PARA WITH E SEC LN +++ Description Incomplete +++
HANDLE MERLE S 23355 HIGHWAY 94			

REAL PROPERTY

NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Your property was valued as it existed on January 1 of the current year. The "current year actual value" represents the actual value of your property as of the appraisal date. The appraisal date is June 30, 2002, 39-1-104(12.3)(a), C.R.S. The tax notice you receive next January will be based on this value.

An assessment percentage will be applied to the actual value of your property before property taxes are calculated. The assessment percentage for residences is projected to be 8.18 %.

Generally, all other property, including vacant and personal property, is assessed at 29%, 39-1-104(1) and (1.5), C.R.S. A change in the projected residential assessment percentage is NOT grounds for protest or abatement of taxes, 39-5-121(1), C.R.S.

TYPE OF PROPERTY		PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Residential	8.18%	7084	581	7665
Non-Residential Land	29.00%	37116	10344	47460
Non-Residential Improvements	29.00%	412513	-10344	402169
TOTALS		456713	581	457294
YOU HAVE THE RIGHT TO PROTEST YOUR REAL PROPERTY VALUE OR ITS CLASSIFICATION.				

Information displayed is for the first improvement.

Commercial/Industrial

Occupancy	Lot Size	Imp SqFt	Year Built
NEIGHBORHOOD SHOPPING CENTER	9.6 Acres	6060	1984

If you wish to appeal, please make a copy of this Notice Of Valuation for your records.

34130-00-006
HANDLE MERLE S
23355 HIGHWAY 94
CALHAN, CO

80808

MARK LOWDERMAN
 EL PASO COUNTY ASSESSOR
 27 E. Vermijo Ave. 2nd Floor
 Colorado Springs, Colorado 80903

Appeals will be held May 1, 2007
 through June 1, 2007
 LOCATION: 27 E. Vermijo Ave., 2nd Floor
 OFFICE HOURS: 8:30 A.M.-4:30 P.M. Monday-Friday
 TELEPHONE #: (719) 520-6600
 FAX #: (719) 520-6665

DATE: 2007-05-01

SCHEDULE NUMBER	TAX YEAR	TAX AREA CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
34130-00-006	2007	KB4	TRACT IN N2NE4 SEC 13-14-63 DESC AS FOLS: BEG AT A PT ON N LN OF SD SEC AT NW COR OF TR CONV BY BK 1397-68, TH SLY ON W LN OF SD TR 208.71 FT, ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LN OF SD SEC 556.59 FT, WLY PARA WITH N LN OF SD SEC 626.11 FT, NLY PARA WITH E SEC LN +++ Description Incomplete +++
HANDLE MERLE S 23355 HIGHWAY 94			

REAL PROPERTY

NOTICE OF VALUATION

THIS IS NOT A TAX BILL

An assessment percentage will be applied to the actual value of your property before property taxes are calculated. **The assessment percentage for residences is projected to be 7.96%.**

Your property was valued as it existed on January 1 of the current year. The "current year actual value" represents the actual value of your property as of the appraisal date. The appraisal date is June 30, 2006, 39-1-104(12.3)(a), C.R.S. The tax notice you receive next January will be based on this value.

Generally, all other property, including vacant and personal property, is assessed at 29%, 39-1-104(1) and (1.5), C.R.S. A change in the projected residential assessment percentage is NOT grounds for protest or abatement of taxes, 39-5-121(1), C.R.S.

TYPE OF PROPERTY		PRIOR YEAR ACTUAL VALUE	+OR-CHANGE	CURRENT YEAR ACTUAL VALUE
Residential	7.96%	8065	215	8280
Non-Residential Land	29.00%	54585	3826	58411
Non-Residential Improvements	29.00%	395044	212606	607650
TOTALS		457694	216647	674341

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

Information displayed is for the first improvement.

Commercial/Industrial

Occupancy	Lot Size	Imp SqFt	Year Built
NEIGHBORHOOD SHOPPING CENTER	9.6 Acres	6060	1984

If you wish to appeal, please make a copy of this Notice Of Valuation for your records.

34130-00-006
 HANDLE MERLE S
 23355 HIGHWAY 94
 CALHAN, CO 80808



MARK LOWDERMAN
EL PASO COUNTY ASSESSOR
 27 East Vermijo Avenue, 2nd Floor
 Colorado Springs, Colorado 80903

LOCATION: 27 East Vermijo Avenue, 2nd Floor
OFFICE HOURS: 8:00 A.M. - 5:00 P.M. Monday - Thursday
TELEPHONE #: (719) 520-6600
FAX #: (719) 520-6665
 (719) 520-6635

DATE: 2009-05-01

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
34130-00-006	2009	KB4	TRACT IN N2NE4 SEC 13-14-63 DESC AS FOLS: BEG AT A PT ON N LN OF SD SEC AT NW COR OF TR CONV BY BK 1397-68, TH SLY ON W LN OFSD TR 208.71 FT, ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LN OF SD SEC 556.59 FT, WLY PARA WITH N LN OF SD SEC 626.11 FT, NLY PARA WITH E SEC LN +++ Description Incomplete +++
HANDLE MERLE S 23355 HIGHWAY 94			

REAL PROPERTY NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. The appraisal data used to establish value is from the 18-month period ending June 30, 2008 § 39-5-104(10.2)(a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2008) may be utilized, § 39-1-104(10.2)(d), C.R.S.

The assessment rate for residential property is projected to be 7.96%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percent not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104.2(3), C.R.S. The tax notice you receive next January will be based on the current year actual value.

TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE	
Residential	7.96%	8280	234	8514	
Non-Residential Land	29.00%	58411	4173	62584	
Non-Residential Improvements	29.00%	607650	-5529	602121	
You have the right to Appeal your Real Property Value or its Classification		TOTALS	674341	-1122	673219

Information displayed is for the first improvement.
 Commercial/Industrial

Occupancy Lot Size Imp SqFt Year Built
 NEIGHBORHOOD SHOPPING CENTER 9.6 Acres 6060 1984

To view properties comparable to your own, please visit our web site, at: <http://land.elpasoco.com>

If you wish to appeal your property.

PLEASE MAKE A PHOTOCOPY OF THIS FORM FOR YOUR RECORDS, IF APPEALING.

CALCULATION OF PROPERTY TAXES

The current year actual value of the property is multiplied by the assessment rate to determine the assessed value of the property. To calculate property taxes, the property's assessed value is then multiplied by the total tax rate of the authorities (county, school district, city, fire protection, and other special districts) that provide services in your tax area. The taxing authorities hold budget hearings in the fall. If you are concerned about tax rates, we recommend that you attend these budget hearings. Please refer to last year's tax notice or visit the El Paso County Assessor's Office website at <http://land.elpasoco.com/taxingentities.aspx> for a listing of the local taxing authorities. Your estimated taxes, based on last year's tax rates are shown below.

EXAMPLE: By applying the formula below, an *estimation* of your taxes can be calculated. 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), C.R.S.

TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	X	MILL RATE	=	ESTIMATED TAXES
2008	674341	193810	X	.066930	=	12971.70
2009	673219	193450	X	.066930	=	12947.61

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

34130-00-006
 HANDLE MERLE S
 23355 HIGHWAY 94
 CALHAN, CO

80808



MARK LOWDERMAN
EL PASO COUNTY ASSESSOR
 27 East Vermijo Avenue, 2nd Floor
 Colorado Springs, Colorado 80903

LOCATION: 27 East Vermijo Avenue, 2nd Floor
OFFICE HOURS: 8:00 A.M. - 5:00 P.M. Monday - Thursday
TELEPHONE #: (719) 520-6600
FAX #: (719) 520-6665
(719) 520-6635

DATE: 2011-05-01

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
34130-00-006	2011	KB4	TRACT IN N2NE4 SEC 13-14-63 DESC AS FOLS: BEG AT A PT ON N LN OF SD SEC AT NW COR OF TR CONV BY BK 1397-68 TH SLY ON W LN OF SD TR 208.71 FT, ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LN OF SD SEC 556.59 FT, WLY PARA WITH N LN OF SD SEC 626.11 FT, NLY PARA WITH E SEC LN +++ Description Incomplete +++
HANDLE MERLE S 23355 HIGHWAY 94			

REAL PROPERTY NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. **The appraisal data used to establish value is from the 24-month period ending June 30, 2010 § 39-5-104(10.2)(a), C.R.S.** If insufficient data existed during the 24-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2010) may be utilized, § 39-1-104(10.2)(d), C.R.S.

The assessment rate for residential property is projected to be 7.96%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1) C.R.S. The tax notice you receive next January will be based on the current year actual value.

TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Residential	7.96%	8514	-276	8238
Non-Residential Land	29.00%	62584	-4724	57860
Non-Residential Improvements	29.00%	602121	-27994	574127
TOTALS		673219	-32994	640225

You have the right to Appeal your Real Property Value or its Classification

Information displayed is for the first improvement.

Commercial/Industrial
 Occupancy NEIGHBORHOOD SHOPPING CENTER Lot Size 9.6 Acres Imp SqFt 6060 Year Built 1984

To view properties comparable to your own, please visit our web site, at: <http://land.elpasoco.com>

If you wish to appeal your property.

PLEASE MAKE A PHOTOCOPY OF THIS FORM FOR YOUR RECORDS, IF APPEALING.

CALCULATION OF PROPERTY TAXES

The current year actual value of the property is multiplied by the assessment rate to determine the assessed value of the property. To calculate property tax, the property's assessed value is then multiplied by the total tax rate of the authorities (county, school district, city, fire protection, and other special districts) that provide services in your tax area. The taxing authorities hold budget hearings in the fall. If you are concerned about tax rates, we recommend that you attend these budget hearings. Please refer to last year's tax notice or visit the El Paso County Assessor's Office website at <http://land.elpasoco.com/taxingentities.aspx> for a listing of the local taxing authorities. Your estimated taxes, based on last year's tax rates are shown below.

EXAMPLE: By applying the formula below, an *estimation* of your taxes can be calculated. 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), C.R.S.

TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	X	MILL RATE	=	ESTIMATED TAXES
2010	673219	193440	X	.066791	=	12920.05
2011	640225	183940	X	.066791	=	12285.54

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

34130-00-006
 HANDLE MERLE S
 23355 HIGHWAY 94
 CALHAN, CO

80808

2011 REAL PROPERTY APPEAL FORM

YOU MAY ELECT TO COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION

THE APPRAISAL DATA USED BY THE ASSESSOR TO ESTABLISH REAL PROPERTY VALUES IS FROM THE 24-MONTH PERIOD BEGINNING JULY 1, 2008 AND ENDING JUNE 30, 2010**
(Per Colorado Revised Statute 39-1-104 (10.2)(a)(b)(c))

**** IF DATA IS INSUFFICIENT DURING THIS TIME PERIOD, ASSESSOR'S MAY USE DATA FROM THE FIVE-YEAR PERIOD ENDING JUNE 30, 2010. DATA SHOULD BE GATHERED IN SIX-MONTH INTERVALS GOING BACK FROM JUNE 30, 2010 UNTIL SUFFICIENT DATA IS GATHERED.**

REAL PROPERTY VALUATION APPEALS: If you disagree with the "current year actual value" or the classification determination for your property, you may opt to file an appeal with the County Assessor.
Please see Appeal Procedures, at right.

Completing the Real Property Questionnaire below may help you determine an estimate of value for your property, that can then be compared to the value determined by the Assessor.

Colorado law requires application of the Market approach ONLY to value residential properties (this includes apartments)
The Market, Cost, and Income approaches are used to value vacant land, commercial, and industrial properties.

REAL PROPERTY APPEAL PROCEDURES Land and Improvements

Colorado Statutes define "Improvements" 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.

"DEADLINE DATE for filing (in ALL formats): MAY 31, 2011 AFTER THIS DATE, YOUR RIGHT TO APPEAL IS FORFEITED!"
Please select ONE format only for filing your appeal.

Multiple submissions in different formats, for the same property **WILL SLOW PROCESSING TIME!**

TO: El Paso County Assessor's Office
27 East Vermijo Avenue, 2nd Floor
Colorado Springs, CO 80903
Telephone: (719) 520-6600
FAX: (719) 520-6665 or (719) 520-6635

On-Line Residential property owners ONLY may appeal on-line by visiting our internet site: <http://land.elpasoco.com>
Access your property records, then click on the link for "On-Line Appeals"

ASSESSOR'S DETERMINATION:
The Assessor must make a decision on your appeal and mail a Notice of Determination (NOD) 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, or if you do not receive a Notice of Determination (NOD) from the Assessor, you must file a written appeal with the County Board of Equalization on or before July 15 if you wish to preserve your due right to pursue the issue further.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Friday, Saturday, Sunday or legal holiday, it shall be deemed to have been timely filed on the next business day. 39-1-120(3), C.R.S.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MUST PROVE YOU HAVE FILED A TIMELY APPEAL. WE RECOMMEND THAT CORRESPONDENCE BE MAILED WITH PROOF OF MAILING. FOR MORE INFORMATION, CONTACT THE EL PASO COUNTY ASSESSOR'S OFFICE: (719) 520-6600.

REAL PROPERTY QUESTIONNAIRE - Attach Additional Documents as Necessary

PARCEL / SCHEDULE NUMBER: 3413000006 PROPERTY LOCATION: _____

DOCUMENTATION (reason for requesting a review): _____

MARKET APPROACH TO VALUE: (Residential property owners note: Colorado law requires consideration of the Market approach only to value residential properties; this includes apartments.) The Market approach to value uses sales from the appropriate data-gathering time frame (24-month period beginning July 1, 2008 and ending June 30, 2010; also referred to as the "base period") to determine the actual value of the property. The following items, if known, may help you estimate the Market Value of your property.

If available, attach a copy of any appraisal or written estimate of value.

Have similar properties in your immediate neighborhood sold within the 24-month period beginning July 1, 2008 and ending June 30, 2010?

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE
_____	_____	_____
_____	_____	_____
_____	_____	_____

Based on these sales and accounting for differences between sold properties and your property, please indicate:

FINAL ESTIMATE OF VALUE (BY MARKET APPROACH) \$ _____.

Please use the space below for any information you would like the Assessor to consider when reviewing your property: (Attach additional pages, if necessary.)

COST APPROACH TO VALUE: (Non-residential properties ONLY.) The Cost approach to value uses replacement construction costs from the appropriate 24-month period to determine the value of your property. The following items, if known, may help you estimate the replacement cost of your property.

Year Built: _____ Original Construction Cost \$ _____

List all changes made to the property, prior to January 1 of this year, e.g., remodeling of storefront, expansions / additions of storage, parking service, manufacturing areas.

DATE	DESCRIPTION OF CHANGE	COST
_____	_____	_____
_____	_____	_____
_____	_____	_____

Is your structure in typical condition for its age? YES NO

If "no" - Why? _____

FINAL ESTIMATE OF VALUE (BY COST APPROACH) \$ _____

INCOME APPROACH TO VALUE: (Non-Residential properties ONLY.) The Income approach to value converts economic net income from the appropriate 24-month period into present worth. If your property was rented or leased: 1) Attach operating statements showing rental and expense amounts for this property; 2) Indicate square foot rental rate for all tenants who negotiated leases (attach rent schedule); 3) If known, list rents of comparable properties; 4) If available, attach operating statements showing rental and expense amounts for comparable properties; 5) If an appraisal using the Income approach was conducted, please attach a copy.

FINAL ESTIMATE OF VALUE (BY INCOME APPROACH) \$ _____

ASSIGNMENT OF AGENT

I authorize the below-named agent to act on my behalf regarding the *ad valorem* value of the property described herein for tax year 2011.

Agent's Name: (please print) _____ Phone: _____

Owner's Signature: _____ Date: _____

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

Please indicate the name and telephone number of a contact person, should the Assessor find an on-site inspection to be necessary:

Name: _____ Phone: _____

VERIFICATION

I, THE UNDERSIGNED OWNER OR AGENT OF THIS PROPERTY, STATE THAT THE INFORMATION AND FACTS CONTAINED HEREIN AND ON ANY ATTACHMENT CONSTITUTE TRUE AND COMPLETE STATEMENTS CONCERNING THIS DESCRIBED PROPERTY.

OWNER'S SIGNATURE: _____

DATE: _____

DAYTIME PHONE: _____



MARK LOWDERMAN
EL PASO COUNTY ASSESSOR
 1675 W. Garden of the Gods Rd.
 Ste. 2300
 Colorado Springs, CO 80907

LOCATION: 1675 W. Garden of the Gods Rd., Ste. 2300
OFFICE HOURS: 8:00 A.M. - 5:00 P.M. Monday - Friday
TELEPHONE #: (719) 520-6600
FAX #: (719) 520-6665
(719) 520-6635

DATE: 2013-05-01

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
34130-00-006	2013	KB4	TRACT IN N2NE4 SEC 13-14-63 DESC AS FOLS: BEG AT A PT ON N LN OF SD SEC AT NW COR OF TR CONV BY BK 1397-68 TH SLY ON W LN OF SD TR 208.71 FT, ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LN OF SD SEC 556.59 FT, WLY PARA WITH N LN OF SD SEC 626.11 FT, NLY PARA WITH E SEC LN +++ Description Incomplete +++
HANDLE MERLE S 23355 HIGHWAY 94			

REAL PROPERTY NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. **The appraisal data used to establish value is from the 24-month period ending June 30, 2012 § 39-1-104(10.2)(a), C.R.S.** If insufficient data existed during the 24-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2012) may be utilized, § 39-1-104(10.2)(d), C.R.S.

The assessment rate for residential property is projected to be 7.96%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1) C.R.S. The tax notice you receive next January will be based on the current year actual value.

TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Residential	7.96%	8238	0	8238
Non-Residential Land	29.00%	57860	0	57860
Non-Residential Improvements	29.00%	574127	0	574127
TOTALS		640225	0	640225

You have the right to Appeal your Real Property Value or its Classification

Information displayed is for the first improvement.

Commercial/Industrial
 Occupancy NEIGHBORHOOD SHOPPING CENTER Lot Size 9.6 Acres Imp SqFt 6060 Year Built 1984

To view properties comparable to your own, please visit our website, at: <http://land.elpasoco.com>

If you wish to appeal your property.

PLEASE MAKE A PHOTOCOPY OF THIS FORM FOR YOUR RECORDS, IF APPEALING.

CALCULATION OF PROPERTY TAXES

The current year actual value of the property is multiplied by the assessment rate to determine the assessed value of the property. To calculate property tax, the property's assessed value is then multiplied by the total tax rate of the authorities (county, school district, city, fire protection, and other special districts) that provide services in your tax area. The taxing authorities hold budget hearings in the fall. If you are concerned about tax rates, we recommend that you attend these budget hearings. Please refer to last year's tax notice or visit the El Paso County Assessor's Office website at <http://land.elpasoco.com/taxingentities.aspx> for a listing of the local taxing authorities. Your estimated taxes, based on last year's tax rates are shown below.

EXAMPLE: By applying the formula below, an *estimation* of your taxes can be calculated. 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), C.R.S.

TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	X	MILL RATE	=	ESTIMATED TAXES
2012	640225	183940	X	.064060	=	11783.20
2013	640225	183940	X	.064060	=	11783.20

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

34130-00-006
 HANDLE MERLE S
 23355 HIGHWAY 94
 CALHAN, CO

80808

2013 REAL PROPERTY APPEAL FORM

YOU MAY ELECT TO COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION

THE APPRAISAL DATA USED BY THE ASSESSOR TO ESTABLISH REAL PROPERTY VALUES IS FROM THE 24-MONTH PERIOD BEGINNING JULY 1, 2010 AND ENDING JUNE 30, 2012**
(Per Colorado Revised Statute 39-1-104 (10.2)(a)(b)(c)(d))

**** IF DATA IS INSUFFICIENT DURING THIS TIME PERIOD, ASSESSOR'S MAY USE DATA FROM THE FIVE-YEAR PERIOD ENDING JUNE 30, 2012. DATA SHOULD BE GATHERED IN SIX-MONTH INTERVALS GOING BACK FROM JUNE 30, 2012 UNTIL SUFFICIENT DATA IS GATHERED.**

REAL PROPERTY VALUATION APPEALS: If you disagree with the "current year actual value" or the classification determination for your property, you may opt to file an appeal with the County Assessor.
Please see Appeal Procedures, at right.

Completing the Real Property Questionnaire below may help you determine an estimate of value for your property, that can then be compared to the value determined by the Assessor.

Colorado law requires application of the Market approach ONLY to value residential properties (this includes apartments)

The Market, Cost, and Income approaches are used to value vacant land, commercial, and industrial properties.

REAL PROPERTY APPEAL PROCEDURES Land and Improvements

Colorado Statutes define "Improvements" 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.

"DEADLINE DATE for filing (in ALL formats): JUNE 3, 2013 AFTER THIS DATE, YOUR RIGHT TO APPEAL IS FORFEITED!"
Please select ONE format only for filing your appeal.

Multiple submissions in different formats, for the same property **WILL SLOW PROCESSING TIME!**

TO: El Paso County Assessor's Office
1675 W. Garden of the Gods Rd., Ste. 2300
Colorado Springs, CO 80907
Telephone: (719) 520-6600
Fax: (719) 520-6665 or (719) 520-6635

On-Line Residential property owners ONLY may appeal on-line by visiting our internet site: <http://land.elpasoco.com>
Access your property records, then click on the link for "On-Line Appeals"

ASSESSOR'S DETERMINATION:
The Assessor must make a decision on your appeal and mail a Notice of Determination (NOD) 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, or if you do not receive a Notice of Determination (NOD) from the Assessor, you must file a written appeal with the County Board of Equalization on or before July 15 if you wish to preserve your due right to pursue the issue further.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday or legal holiday, it shall be deemed to have been timely filed on the next business day. 39-1-120(3), C.R.S.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MUST PROVE YOU HAVE FILED A TIMELY APPEAL. WE RECOMMEND THAT CORRESPONDENCE BE MAILED WITH PROOF OF MAILING. FOR MORE INFORMATION, CONTACT THE EL PASO COUNTY ASSESSOR'S OFFICE: (719) 520-6600.

REAL PROPERTY QUESTIONNAIRE - Attach Additional Documents as Necessary

PARCEL / SCHEDULE NUMBER: 3413000006 PROPERTY LOCATION: _____

DOCUMENTATION (reason for requesting a review): _____

MARKET APPROACH TO VALUE: (Residential property owners note: Colorado law requires consideration of the Market approach only to value residential properties; this includes apartments.) The Market approach to value uses sales from the appropriate data-gathering time frame (24-month period beginning July 1, 2010 and ending June 30, 2012; also referred to as the "base period") to determine the actual value of the property. The following items, if known, may help you estimate the Market Value of your property.

If available, attach a copy of any appraisal or written estimate of value.

Have similar properties in your immediate neighborhood sold within the 24-month period beginning July 1, 2010 and ending June 30, 2012?

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE

Based on these sales and accounting for differences between sold properties and your property, please indicate:

FINAL ESTIMATE OF VALUE (BY MARKET APPROACH) \$ _____.

Please use the space below for any information you would like the Assessor to consider when reviewing your property: (Attach additional pages, if necessary.)

COST APPROACH TO VALUE: (Non-residential properties ONLY.) The Cost approach to value uses replacement construction costs from the appropriate 24-month period to determine the value of your property. The following items, if known, may help you estimate the replacement cost of your property.

Year Built: _____ Original Construction Cost \$ _____

List all changes made to the property, prior to January 1 of this year, e.g., remodeling of storefront, expansions / additions of storage, parking service, manufacturing areas.

DATE	DESCRIPTION OF CHANGE	COST

Is your structure in typical condition for its age? YES NO

If "no" - Why? _____

FINAL ESTIMATE OF VALUE (BY COST APPROACH) \$ _____

INCOME APPROACH TO VALUE: (Non-Residential properties ONLY.) The Income approach to value converts economic net income from the appropriate 24-month period into present worth. If your property was rented or leased: 1) Attach operating statements showing rental and expense amounts for this property; 2) Indicate square foot rental rate for all tenants who negotiated leases (attach rent schedule); 3) If known, list rents of comparable properties; 4) If available, attach operating statements showing rental and expense amounts for comparable properties; 5) If an appraisal using the Income approach was conducted, please attach a copy.

FINAL ESTIMATE OF VALUE (BY INCOME APPROACH) \$ _____

ASSIGNMENT OF AGENT

I authorize the below-named agent to act on my behalf regarding the *ad valorem* value of the property described herein for tax year 2013.

Agent's Name: (please print) _____ Phone: _____

Owner's Signature: _____ Date: _____

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

Please indicate the name and telephone number of a contact person, should the Assessor find an on-site inspection to be necessary:

Name: _____ Phone: _____

VERIFICATION

I, THE UNDERSIGNED OWNER OR AGENT OF THIS PROPERTY, STATE THAT THE INFORMATION AND FACTS CONTAINED HEREIN AND ON ANY ATTACHMENT CONSTITUTE TRUE AND COMPLETE STATEMENTS CONCERNING THIS DESCRIBED PROPERTY.

OWNER'S SIGNATURE: _____

DATE: _____

DAYTIME PHONE: _____



STEVE SCHLEIKER
EL PASO COUNTY ASSESSOR
 1675 W. Garden of the Gods Rd., Ste 2300
 Colorado Springs, CO 80907

LOCATION: 1675 W. Garden of the Gods Rd., Ste 2300
OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday
TELEPHONE #: (719)520-6600
FAX #: (719)520-6665
(719)520-6635

DATE: 2015-05-01

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
34130-00-006	2015	KB4	TRACT IN N2NE4 SEC 13-14-63 DESC AS FOLS: BEG AT A PTON N LN OF SD SEC AT NW COR OF TR CONV BYBK 1397-68, TH SLY ON W LN OFSD TR 208.71 FT,ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LNOF SD SEC 556.59 FT, WLY PARA WITH N LN OF SDSEC 626.11 FT, NLY PARA WITH E SEC LN 765.30 FT,TH ELY ON N LN OF SD SEC 417.40 FT TO POB EX PARTTO CO FOR RD
HANDLE MERLE S 23355 HIGHWAY 94			

REAL PROPERTY NOTICE OF VALUATION

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TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Residential	7.96%	8238	0	8238
Non-Residential Land	29.00%	57860	0	57860
Non-Residential Improvements	29.00%	574127	-140768	433359
TOTALS		640225	-140768	499457

You have the right to Appeal your Real Property Value or its Classification

Information displayed is for the first improvement.

Commercial/Industrial

Occupancy	Lot Size	Imp SqFt	Year Built
NEIGHBORHOOD SHOPPING CENTER	9.6 Acres	6060	1984

If you wish to appeal your property.

PLEASE MAKE A PHOTOCOPY OF THIS FORM FOR YOUR RECORDS, IF APPEALING.

CALCULATION OF PROPERTY TAXES

The current year actual value of the property is multiplied by the assessment rate to determine the assessed value of the property. To calculate property tax, the property's assessed value is then multiplied by the total tax rate of the authorities (county, school district, city, fire protection, and other special districts) that provide services in your tax area. The taxing authorities hold budget hearings in the fall. If you are concerned about tax rates, we recommend that you attend these budget hearings. Please refer to last year's tax notice or visit the El Paso County Assessor's Office website at <http://land.elpasoco.com/taxingentities.aspx> for a listing of the local taxing authorities. Your estimated taxes, based on last year's tax rates are shown below.

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	X	MILL RATE	=	ESTIMATED TAXES
2014	640225	183940	X	0.060219	=	11076.69
2015	499457	143100	X	0.060219	=	8617.34

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

34130-00-006
 HANDLE MERLE S
 23355 HIGHWAY 94
 CALHAN, CO 80808

2015 REAL PROPERTY APPEAL FORM

YOU MAY ELECT TO COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION

THE APPRAISAL DATA USED BY THE ASSESSOR TO ESTABLISH REAL PROPERTY VALUES IS FROM THE 24-MONTH PERIOD BEGINNING JULY 1, 2012 AND ENDING JUNE 30, 2014**
(Per Colorado Revised Statute 39-1-104 (10.2)(a)(b)(c))

**** IF DATA IS INSUFFICIENT DURING THIS TIME PERIOD, ASSESSOR'S MAY USE DATA FROM THE FIVE-YEAR PERIOD ENDING JUNE 30, 2014. DATA SHOULD BE GATHERED IN SIX-MONTH INTERVALS GOING BACK FROM JUNE 30, 2014 UNTIL SUFFICIENT DATA IS GATHERED.**

REAL PROPERTY VALUATION APPEALS: If you disagree with the "current year actual value" or the classification determination for your property, you may opt to file an appeal with the County Assessor.
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REAL PROPERTY APPEAL PROCEDURES Land and Improvements

*Colorado Statutes define "Improvements" 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.*

**"DEADLINE DATE for filing (in ALL formats): JUNE 1, 2015
AFTER THIS DATE, YOUR RIGHT TO APPEAL IS FORFEITED!
Please select ONE format only for filing your appeal.**

Multiple submissions in different formats, for the same property
WILL SLOW PROCESSING TIME!

**TO: El Paso County Assessor's Office
1675 W. Garden of the Gods Rd., Ste 2300
Colorado Springs, CO 80907
Telephone: (719)520-6600
FAX: (719)520-6665 or (719)520-6635**

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Access your property records, then click on the link for "On-Line Appeals"

ASSESSOR'S DETERMINATION:
The Assessor must make a decision on your appeal and mail a Notice of Determination (NOD) 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, or if you do not receive a Notice of Determination (NOD) from the Assessor, you must file a written appeal with the County Board of Equalization on or before July 15 if you wish to preserve your due right to pursue the issue further.

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REAL PROPERTY QUESTIONNAIRE - Attach Additional Documents as Necessary

PARCEL / SCHEDULE NUMBER: 3413000006 PROPERTY LOCATION: _____

DOCUMENTATION (reason for requesting a review): _____

MARKET APPROACH TO VALUE: (*Residential property owners note: Colorado law requires consideration of the Market approach only to value residential properties; this includes apartments.*) The Market approach to value uses sales from the appropriate data-gathering time frame (24-month period beginning July 1, 2012 and ending June 30, 2014; also referred to as the "base period") to determine the actual value of the property. The following items, if known, may help you estimate the Market Value of your property.

If available, attach a copy of any appraisal or written estimate of value.

Have similar properties in your immediate neighborhood sold within the 24-month period beginning July 1, 2012 and ending June 30, 2014?

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE

Based on these sales and accounting for differences between sold properties and your property, please indicate:

FINAL ESTIMATE OF VALUE (BY MARKET APPROACH) \$ _____.

Please use the space below for any information you would like the Assessor to consider when reviewing your property: (Attach additional pages, if necessary.)

COST APPROACH TO VALUE: (*Non-residential properties ONLY.*) The Cost approach to value uses replacement construction costs from the appropriate 24-month period to determine the value of your property. The following items, if known, may help you estimate the replacement cost of your property.

Year Built: _____ Original Construction Cost \$ _____

List all changes made to the property, prior to January 1 of this year, e.g., remodeling of storefront, expansions / additions of storage, parking service, manufacturing areas.

DATE	DESCRIPTION OF CHANGE	COST

Is your structure in typical condition for its age? YES NO

If "no" - Why? _____

FINAL ESTIMATE OF VALUE (BY COST APPROACH) \$ _____

INCOME APPROACH TO VALUE: (*Non-Residential properties ONLY.*) The Income approach to value converts economic net income from the appropriate 24-month period into present worth. If your property was rented or leased: 1) Attach operating statements showing rental and expense amounts for this property; 2) Indicate square foot rental rate for all tenants who negotiated leases (attach rent schedule); 3) If known, list rents of comparable properties; 4) If available, attach operating statements showing rental and expense amounts for comparable properties; 5) If an appraisal using the Income approach was conducted, please attach a copy.

FINAL ESTIMATE OF VALUE (BY INCOME APPROACH) \$ _____

ASSIGNMENT OF AGENT

I authorize the below-named agent to act on my behalf regarding the *ad valorem* value of the property described herein for tax year _____.

Agent's Name: (please print) _____ Phone: _____

Owner's Signature: _____ Date: _____

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

Please indicate the name and telephone number of a contact person, should the Assessor find an on-site inspection to be necessary:

Name: _____ Phone: _____

VERIFICATION

I, THE UNDERSIGNED OWNER OR AGENT OF THIS PROPERTY, STATE THAT THE INFORMATION AND FACTS CONTAINED HEREIN AND ON ANY ATTACHMENT CONSTITUTE TRUE AND COMPLETE STATEMENTS CONCERNING THIS DESCRIBED PROPERTY.

OWNER'S SIGNATURE:

DATE:

DAYTIME PHONE:



STEVE SCHLEIKER
EL PASO COUNTY ASSESSOR
 1675 W. Garden of the Gods Rd., Ste 2300
 Colorado Springs, CO 80907

LOCATION: 1675 W. Garden of the Gods Rd., Ste 2300
OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday
TELEPHONE #: (719)520-6600
FAX #: (719)520-6665
(719)520-6635

DATE: 2017-05-01

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
34130-00-006	2017	KB4	TRACT IN N2NE4 SEC 13-14-63 DESC AS FOLS: BEG AT A PTON N LN OF SD SEC AT NW COR OF TR CONV BYBK 1397-68, TH SLY ON W LN OFSD TR 208.71 FT, ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LNOF SD SEC 556.59 FT, WLY PARA WITH N LN OF SDSEC 626.11 FT, NLY PARA WITH E SEC LN 765.30 FT, TH ELY ON N LN OF SD SEC 417.40 FT TO POB EX PARTTO CO FOR RD
HANDLE MERLE S 23355 HIGHWAY 94			

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TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Residential	7.20%	8238	0	8238
Non-Residential Land	29.00%	57860	0	57860
Non-Residential Improvements	29.00%	433359	42268	475627
TOTALS		499457	42268	541725

You have the right to Appeal your Real Property Value or its Classification

Information displayed is for the first improvement.
 Commercial/Industrial

Occupancy	Lot Size	Imp SqFt	Year Built
NEIGHBORHOOD SHOPPING CENTER	9.6 Acres	6060	1984

If you wish to appeal your property.

PLEASE MAKE A PHOTOCOPY OF THIS FORM FOR YOUR RECORDS, IF APPEALING.

34130-00-006
 HANDLE MERLE S
 23355 HIGHWAY 94
 CALHAN, CO 80808

2017 REAL PROPERTY APPEAL FORM

YOU MAY ELECT TO COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION

THE APPRAISAL DATA USED BY THE ASSESSOR TO ESTABLISH REAL PROPERTY VALUES IS FROM THE 24-MONTH PERIOD BEGINNING JULY 1, 2014 AND ENDING JUNE 30, 2016**
(Per Colorado Revised Statute 39-1-104 (10.2)(a)(b)(c))

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REAL PROPERTY VALUATION APPEALS: If you disagree with the "current year actual value" or the classification determination for your property, you may opt to file an appeal with the County Assessor.
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The Market, Cost, and Income approaches are used to value vacant land, commercial, and industrial properties.

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*Colorado Statutes define "Improvement" 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.*

SUBMIT APPEALS ON-LINE:

Visit our website at land.elpasoco.com
Search for your property record, then click the "On-Line Appeals Link"

SUBMIT APPEALS IN PERSON, BY MAIL, TELEPHONE OR FAX:

The Office of the El Paso County Assessor
1675 W. Garden of the Gods Rd., Ste 2300
Colorado Springs, CO 80907
(719)520-6600
FAX: (719)520-6665 or (719)520-6635

FILING DEADLINE - JUNE 1, 2017

ASSESSOR'S DETERMINATION:

The Assessor must make a decision on your appeal and mail a Notice of Determination (NOD) 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, or if you do not receive a Notice of Determination (NOD) from the Assessor, you must file a written appeal with the County Board of Equalization on or before July 17 if you wish to preserve your due right to pursue the issue further.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday or legal holiday, it shall be deemed to have been timely filed on the next business day. 39-1-120(3), C.R.S.

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REAL PROPERTY QUESTIONNAIRE - Attach Additional Documents as Necessary

PARCEL / SCHEDULE NUMBER: 3413000006 PROPERTY LOCATION: _____

DOCUMENTATION (reason for requesting a review): _____

MARKET APPROACH TO VALUE: (*Residential property owners note: Colorado law requires consideration of the Market approach only to value residential properties; this includes apartments.*) The Market approach to value uses sales from the appropriate data-gathering time frame (24-month period beginning July 1, 2014 and ending June 30, 2016; also referred to as the "base period") to determine the actual value of the property. The following items, if known, may help you estimate the Market Value of your property.

If available, attach a copy of any appraisal or written estimate of value.

Have similar properties in your immediate neighborhood sold within the 24-month period beginning July 1, 2014 and ending June 30, 2016?

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE
_____	_____	_____
_____	_____	_____
_____	_____	_____

Based on these sales and accounting for differences between sold properties and your property, please indicate:

FINAL ESTIMATE OF VALUE (BY MARKET APPROACH) \$ _____.

Please use the space below for any information you would like the Assessor to consider when reviewing your property: (Attach additional pages, if necessary.)

COST APPROACH TO VALUE: (*Non-residential properties ONLY.*) The Cost approach to value uses replacement construction costs from the appropriate 24-month period to determine the value of your property. The following items, if known, may help you estimate the replacement cost of your property.

Year Built: _____ Original Construction Cost \$ _____

List all changes made to the property, prior to January 1 of this year, e.g., remodeling of storefront, expansions / additions of storage, parking service, manufacturing areas.

DATE	DESCRIPTION OF CHANGE	COST
_____	_____	_____
_____	_____	_____
_____	_____	_____

Is your structure in typical condition for its age? YES NO

If "no" - Why? _____

FINAL ESTIMATE OF VALUE (BY COST APPROACH) \$ _____

INCOME APPROACH TO VALUE: (*Non-Residential properties ONLY.*) The Income approach to value converts economic net income from the appropriate 24-month period into present worth. If your property was rented or leased: 1) Attach operating statements showing rental and expense amounts for this property; 2) Indicate square foot rental rate for all tenants who negotiated leases (attach rent schedule); 3) If known, list rents of comparable properties; 4) If available, attach operating statements showing rental and expense amounts for comparable properties; 5) If an appraisal using the Income approach was conducted, please attach a copy.

FINAL ESTIMATE OF VALUE (BY INCOME APPROACH) \$ _____

ASSIGNMENT OF AGENT

I authorize the below-named agent to act on my behalf regarding the *ad valorem* value of the property described herein for tax year _____.

Agent's Name: (please print) _____ Phone: _____

Owner's Signature: _____ Date: _____

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

Please indicate the name and telephone number of a contact person, should the Assessor find an on-site inspection to be necessary:

Name: _____ Phone: _____

VERIFICATION

I, THE UNDERSIGNED OWNER OR AGENT OF THIS PROPERTY, STATE THAT THE INFORMATION AND FACTS CONTAINED HEREIN AND ON ANY ATTACHMENT CONSTITUTE TRUE AND COMPLETE STATEMENTS CONCERNING THIS DESCRIBED PROPERTY.

OWNER'S SIGNATURE: _____

DATE: _____

DAYTIME PHONE: _____



STEVE SCHLEIKER
EL PASO COUNTY ASSESSOR
 1675 W. Garden of the Gods Road Suite 2300
 Colorado Springs, CO 80907

LOCATION: 1675 W. Garden of the Gods Road Suite 2300
OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday
TELEPHONE #: (719)520-6600
FAX #: (719)520-6665
(719)520-6635

DATE: 2019-05-01

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
34130-00-006	2019	KB4	TRACT IN N2NE4 SEC 13-14-63 DESC AS FOLS: BEG AT A PTON N LN OF SD SEC AT NW COR OF TR CONV BYBK 1397-68, TH SLY ON W LN OFSD TR 208.71 FT, ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LNOF SD SEC 556.59 FT, WLY PARA WITH N LN OF SDSEC 626.11 FT, NLY PARA WITH E SEC LN 765.30 FT, TH ELY ON N LN OF SD SEC 417.40 FT TO POB EX PARTTO CO FOR RD
HANDLE MERLE S 23355 HIGHWAY 94			

REAL PROPERTY NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. **The appraisal data used to establish value is from the 24-month period ending June 30, 2018 § 39-1-104(10.2)(a), C.R.S.** If insufficient data existed during the 24-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2018) may be utilized, § 39-1-104(10.2)(d), C.R.S.

The residential assessment rate for tax years 2019 and 2020 is projected to be 7.15%, § 39-1-104.2(3), C.R.S. This rate is subject to change based on 2019 legislative decisions. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1) C.R.S. The tax notice you receive next January will be based on the current year actual value.

TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Residential	7.15%	8238	0	8238
Non-Residential Land	29.00%	57860	0	57860
Non-Residential Improvements	29.00%	475627	64020	539647
TOTALS		541725	64020	605745

You have the right to Appeal your Real Property Value or its Classification

Information displayed is for the first improvement.

Commercial/Industrial

Occupancy	Lot Size	Imp SqFt	Year Built
NEIGHBORHOOD SHOPPING CENTER	9.6 Acres	6060	1984

If you wish to appeal your property, or examine comparable sales data, visit our website at:

<https://property.spataleest.com/co/el Paso/#/>

You Have the right to Appeal your Real Property Value or its Classification

The current year actual value of the property is multiplied by the assessment rate to determine the assessed value of the property. To calculate property tax, the property's assessed value is then multiplied by the total mill levy of the taxing authorities (county, school district, city, fire protection, and other special districts) that provide services in your tax area. The taxing authorities hold budget hearings in the fall. If you are concerned about tax rates, we recommend that you attend these budget hearings. Your estimated taxes, based on last year's mill levies are shown below.

EXAMPLE: By applying this formula, an **ESTIMATION** of your taxes is calculated below. 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), C.R.S.

TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	X	MILL LEVY	=	ESTIMATED TAXES
2018	541725	155300	X	0.054464	=	8458.25
2019	605745	173860	X	0.054464	=	9469.11

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

34130-00-006
 HANDLE MERLE S
 23355 HIGHWAY 94
 CALHAN, CO 80808

2019 REAL PROPERTY APPEAL FORM

YOU MAY COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION

THE APPRAISAL DATA USED BY THE ASSESSOR TO ESTABLISH REAL PROPERTY VALUES IS FROM THE 24-MONTH PERIOD BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2018. 39-1-104 (10.2)(a)(b)(c), C.R.S.

IF DATA IS INSUFFICIENT DURING THIS TIME PERIOD, THE FIVE-YEAR PERIOD ENDING JUNE 30, 2018. DATA SHOULD BE GATHERED IN SIX-MONTH INTERVALS FROM JUNE 30, 2018 UNTIL SUFFICIENT DATA IS GATHERED.

REAL PROPERTY VALUATION APPEALS:

If you disagree with the "current year actual value" or the classification determination for your property, you may file an appeal with the County Assessor.

Completing the Real Property Questionnaire below may help you determine an estimate of value for your property that can then be compared to the value determined by the Assessor.

Colorado law requires application of ONLY the market approach to value residential properties (this includes apartments).

The Market, Cost, and Income approaches are used to value vacant land, commercial, and industrial properties.

REAL PROPERTY APPEAL PROCEDURES

Land and Improvements

Colorado Statutes define "Improvement" 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.

SUBMIT APPEALS ON-LINE:

<https://property.spatialtest.com/co/elpaso/>

Search for your property record, then click the "On-Line Appeals Link"

SUBMIT APPEALS IN PERSON, BY MAIL, TELEPHONE OR FAX:

The Office of the El Paso County Assessor
1675 W. Garden of the Gods Road Suite 2300
Colorado Springs, CO 80907
assessor.elpasoco.com
(719)520-6665 Fax
(719)520-6600

FILING DEADLINE - JUNE 3, 2019

ASSESSOR'S DETERMINATION:

The Assessor must make a decision on your appeal and mail a Notice of Determination (NOD) 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, or if you do not receive a Notice of Determination (NOD) from the Assessor, you must file a written appeal with the County Board of Equalization on or before July 15 if you wish to preserve your right to pursue the issue further.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday or legal holiday, it shall be deemed timely filed on the next business day. 39-1-120(3), C.R.S.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MUST PROVE YOU HAVE FILED A TIMELY APPEAL. WE RECOMMEND THAT CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.

REAL PROPERTY QUESTIONNAIRE - Attach Additional Documents as Necessary

PARCEL / SCHEDULE NUMBER: 3413000006 PROPERTY LOCATION: _____

DOCUMENTATION (reason for requesting a review): _____

MARKET APPROACH TO VALUE: (*Residential property owners note: Colorado law requires consideration of the Market approach only to value residential properties; this includes apartments.*) The Market approach to value uses sales from the appropriate data-gathering time frame (24-month period beginning July 1, 2016 and ending June 30, 2018; also referred to as the "base period") to determine the actual value of the property. The following items, if known, may help you estimate the Market Value of your property.

If available, attach a copy of any appraisal or written estimate of value.

Have similar properties in your immediate neighborhood sold within the 24-month period beginning July 1, 2016 and ending June 30, 2018?

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE

Based on these sales and accounting for differences between sold properties and your property, please indicate:

FINAL ESTIMATE OF VALUE (BY MARKET APPROACH) \$ _____.

Please use the space below for any information you would like the Assessor to consider when reviewing your property: (Attach additional pages, if necessary.)

COST APPROACH TO VALUE: (*Non-residential properties ONLY.*) The Cost approach to value uses replacement construction costs from the appropriate 24-month period to determine the value of your property. The following items, if known, may help you estimate the replacement cost of your property.

Year Built: _____ Original Construction Cost \$ _____

List all changes made to the property, prior to January 1 of this year, e.g., remodeling of storefront, expansions / additions of storage, parking service, manufacturing areas.

DATE	DESCRIPTION OF CHANGE	COST

Is your structure in typical condition for its age? YES NO

If "no" - Why? _____

FINAL ESTIMATE OF VALUE (BY COST APPROACH) \$ _____

INCOME APPROACH TO VALUE: (*Non-Residential properties ONLY.*) The Income approach to value converts economic net income from the appropriate 24-month period into present worth. If your property was rented or leased: 1) Attach operating statements showing rental and expense amounts for this property; 2) Indicate square foot rental rate for all tenants who negotiated leases (attach rent schedule); 3) If known, list rents of comparable properties; 4) If available, attach operating statements showing rental and expense amounts for comparable properties; 5) If an appraisal using the Income approach was conducted, please attach a copy.

FINAL ESTIMATE OF VALUE (BY INCOME APPROACH) \$ _____

ASSIGNMENT OF AGENT

I authorize the below-named agent to act on my behalf regarding the *ad valorem* value of the property described herein for tax year _____.

Agent's Name: (please print) _____ Phone: _____

Owner's Signature: _____ Date: _____

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

Please indicate the name and telephone number of a contact person, should the Assessor find an on-site inspection is necessary:

Name: _____ Phone: _____

VERIFICATION

I, THE UNDERSIGNED OWNER OR AGENT OF THIS PROPERTY, STATE THAT THE INFORMATION AND FACTS CONTAINED HEREIN AND ON ANY ATTACHMENT CONSTITUTE TRUE AND COMPLETE STATEMENTS CONCERNING THIS DESCRIBED PROPERTY.

OWNER'S SIGNATURE: _____

DATE: _____

DAYTIME PHONE: _____



STEVE SCHLEIKER
EL PASO COUNTY ASSESSOR
 1675 W. Garden of the Gods Road Suite 2300
 Colorado Springs, CO 80907

Appeals will be held April 30, 2021 through June 1, 2021
LOCATION: 1675 W. Garden of the Gods Road Suite 2300
OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday
TELEPHONE #: (719)520-6600
FAX #: (719)520-6665, (719)520-6635

DATE: 2021-04-30

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
34130-00-006	2021	KB4	TRACT IN N2NE4 SEC 13-14-63 DESC AS FOLS: BEG AT A PT ON N LN OF SD SEC AT NW COR OF TR CONV BY BK 1397-68, TH SLY ON W LN OF SD TR 208.71 FT, ELY 208.71 FT ON S LN OF SD TR, SLY PARA WITH E LN OF SD SEC 556.59 FT, WLY PARA WITH N LN OF SD SEC 626.11 FT, NLY PARA WITH E SEC LN 765.30 FT, TH ELY ON N LN OF SD SEC 417.40 FT TO POB EX PART TO CO FOR RD
BRAR 1 LLC 23355 HIGHWAY 94			

REAL PROPERTY NOTICE OF VALUATION

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The residential assessment rate for tax year 2021 is 7.15%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1) C.R.S. The tax notice you receive next January will be based on the current year actual value.

TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Residential	7.15%	8238	467	8705
Non-Residential Land	29.00%	57860	8346	66206
Non-Residential Improvements	29.00%	539647	-79	539568
TOTALS		605745	8734	614479

You have the right to Appeal your Real Property Value or its Classification

Information displayed is for the first improvement.

Commercial/Industrial

Occupancy	Lot Size	Imp SqFt	Year Built
NEIGHBORHOOD SHOPPING CENTER	9.6 Acres	6060	1984

If you wish to appeal your property, or examine comparable sales data, visit our website at:

<https://property.spatalest.com/co/elpaso/#/>

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EXAMPLE: By applying this formula, an **ESTIMATION** of your taxes is calculated below. 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), C.R.S.

TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	X	MILL LEVY	=	ESTIMATED TAXES
2020	605745	173860	X	0.053165	=	9174.93
2021	614479	176300	X	0.053165	=	9372.99

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

34130-00-006
 BRAR 1 LLC
 10261 MEADOW MIST CT
 COLORADO SPRINGS, CO 80920

2021 REAL PROPERTY APPEAL FORM

YOU MAY COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION

THE APPRAISAL DATA USED BY THE ASSESSOR TO ESTABLISH REAL PROPERTY VALUES IS FROM THE 24-MONTH PERIOD BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2020. 39-1-104 (10.2)(a)(b)(c), C.R.S.

IF DATA IS INSUFFICIENT DURING THIS TIME PERIOD, THE FIVE-YEAR PERIOD ENDING JUNE 30, 2020. DATA SHOULD BE GATHERED IN SIX-MONTH INTERVALS FROM JUNE 30, 2020 UNTIL SUFFICIENT DATA IS GATHERED.

REAL PROPERTY VALUATION APPEALS:

If you disagree with the "current year actual value" or the classification determination for your property, you may file an appeal with the County Assessor.

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SUBMIT APPEALS ON-LINE:

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Search for your property record, then click the "On-Line Appeals Link"

SUBMIT APPEALS BY MAIL, TELEPHONE OR FAX: CONTACT US BELOW FOR AN IN-PERSON APPOINTMENT

The Office of the El Paso County Assessor
1675 W. Garden of the Gods Road Suite 2300
Colorado Springs, CO 80907
assessor.elpasoco.com
(719)520-6665 Fax
(719)520-6600

FILING DEADLINE - JUNE 1, 2021

ASSESSOR'S DETERMINATION:

The Assessor must make a decision on your appeal and mail a Notice of Determination (NOD) 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, or if you do not receive a Notice of Determination (NOD) from the Assessor, you must file a written appeal with the County Board of Equalization on or before July 15 if you wish to preserve your right to pursue the issue further.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday or legal holiday, it shall be deemed timely filed on the next business day. 39-1-120(3), C.R.S.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MUST PROVE YOU HAVE FILED A TIMELY APPEAL. WE RECOMMEND THAT CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.

REAL PROPERTY QUESTIONNAIRE - Attach Additional Documents as Necessary

PARCEL / SCHEDULE NUMBER: 3413000006 PROPERTY LOCATION: _____

DOCUMENTATION (reason for requesting a review): _____

MARKET APPROACH TO VALUE: (Residential property owners note: Colorado law requires consideration of the Market approach only to value residential properties; this includes apartments.) The Market approach to value uses sales from the appropriate data-gathering time frame (24-month period beginning July 1, 2018 and ending June 30, 2020; also referred to as the "base period") to determine the actual value of the property. The following items, if known, may help you estimate the Market Value of your property.

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Have similar properties in your immediate neighborhood sold within the 24-month period beginning July 1, 2018 and ending June 30, 2020?

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE

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Year Built: _____ Original Construction Cost \$ _____

List all changes made to the property, prior to January 1 of this year, e.g., remodeling of storefront, expansions / additions of storage, parking service, manufacturing areas.

DATE	DESCRIPTION OF CHANGE	COST

Is your structure in typical condition for its age? YES NO

If "no" - Why? _____

FINAL ESTIMATE OF VALUE (BY COST APPROACH) \$ _____

INCOME APPROACH TO VALUE: (Non-Residential properties ONLY.) The Income approach to value converts economic net income from the appropriate 24-month period into present worth. If your property was rented or leased: 1) Attach operating statements showing rental and expense amounts for this property; 2) Indicate square foot rental rate for all tenants who negotiated leases (attach rent schedule); 3) If known, list rents of comparable properties; 4) If available, attach operating statements showing rental and expense amounts for comparable properties; 5) If an appraisal using the Income approach was conducted, please attach a copy.

FINAL ESTIMATE OF VALUE (BY INCOME APPROACH) \$ _____

ASSIGNMENT OF AGENT

I authorize the below-named agent to act on my behalf regarding the *ad valorem* value of the property described herein for tax year _____.

Agent's Name: (please print) _____ Phone: _____

Owner's Signature: _____ Date: _____

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

Please indicate the name and telephone number of a contact person, should the Assessor find an on-site inspection is necessary:

Name: _____ Phone: _____

VERIFICATION

I, THE UNDERSIGNED OWNER OR AGENT OF THIS PROPERTY, STATE THAT THE INFORMATION AND FACTS CONTAINED HEREIN AND ON ANY ATTACHMENT CONSTITUTE TRUE AND COMPLETE STATEMENTS CONCERNING THIS DESCRIBED PROPERTY.

OWNER'S SIGNATURE: _____

DATE: _____

DAYTIME PHONE: _____