



**JEFFERSON COUNTY
REAL PROPERTY
NOTICE OF VALUATION
THIS IS NOT A TAX BILL**

**SCOT KERSGAARD
Assessor**

100 Jefferson County Parkway
Golden, CO 80419-2500

Info: 303-271-8600

Email: assessor@jeffco.us
Website: assessor.jeffco.us

BELMAR OWNER LLC
711 NAVARRO ST 400
SAN ANTONIO TX 78205

TAX YEAR	TAX AREA	PIN/SCHEDULE	AIN/PARCEL ID	DATE
2023	7099	300069505	49-142-03-001	05/01/2023
PROPERTY ADDRESS		LEGAL DESCRIPTION		
777 S YARROW ST LAKEWOOD CO 80226		Section 14 Township 04 Range 69 Qtr NW SubdivisionCd 380000 SubdivisionName IRONGATE EXECUTIVE PLAZA SUB Block Lot 0002 Size: 193406 Tract Value: 4.440		
PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE	PRIOR YEAR ACTUAL VALUE	CHANGE IN VALUE	ESTIMATED TAXES
Commercial				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.
TOTAL	\$5,587,600	\$2,323,600	+\$3,264,000	\$145,746.86

PROPERTY CHARACTERISTICS ARE SHOWN BELOW

Your property was valued as it existed on January 1st of the current year. Your taxes will be calculated using a percentage of current year actual value. Per Colorado SB2021-293, the assessment percentages for property tax year 2023 have been temporarily reduced to: residential property - 6.765%; renewable energy and most agricultural - 26.4%; oil & gas 87.5%; severed minerals - 27.9%; all other vacant land, commercial and industrial property types - 27.9%.** A change in the residential assessment percentage is not grounds for appeal or abatement of taxes, C.R.S. §39-5-121(1). Real property includes both land and improvements. Improvements are defined as all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired, C.R.S. §39-1-102(7). **A full listing is on our web site.

PROPERTY OWNERS, or their agent, may appeal online at assessor.jeffco.us. If you choose to appeal by mail to the address above, or deliver to drop box in the atrium of the address above, it must be postmarked/dropped off no later than JUNE 8, 2023. Please do not file online AND by mail.

PLEASE REVIEW THE PROPERTY INVENTORY BELOW (if any), MAKE ANY NECESSARY CORRECTIONS, AND RETURN TO THE JEFFERSON COUNTY ASSESSOR'S OFFICE.

Total # Buildings: 1 Total # Sections: 1 Total Above Grade Square Footage: 43216 Total # Units: 1

Inventory below is Building 1, Section 1

Type: Office
Style: Office Building
Construction Class: B: Reinforced Concrete Frame Year Built: 1964

Area Description	Square Feet	Category	Type	Category	Units
Carpport	69	Exterior Wall	Concrete and Glass Panels	Story Height	12
Enclosed Porch	113	HVAC Systems	Complete HVAC		
Gross Building Area	43,216				

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



300069505

PIN # 300069505 OWNER: BELMAR OWNER LLC

PROPERTY CLASSIFICATION: 2220 Offices
PROPERTY ADDRESS: 777 S YARROW ST

APPRAISAL PERIOD: Your property has been valued as it existed on January 1, of the current year, based on sales and other information gathered from the 24-month period beginning July 1, 2020 and ending June 30, 2022 (the base period). The current year value represents the market value of your property that is an estimate of what it would have sold for on the open market on June 30, 2022. If data is insufficient during the base period, assessors may use data going back in six-month increments from the five-year period ending June 30, 2022. Sales have been adjusted for inflation and deflation when there has been an identifiable trend during the base period, per Colorado Statute. You may file an appeal with the Assessor if you disagree with the current year value or the property classification determined for your property.

What is your estimate of the value of your property as of June 30, 2022: \$ _____

Reason for filing an appeal: _____

ALL PROPERTY TYPES (Market Approach)

The market approach utilizes sales of similar properties from July 1, 2020 through June 30, 2022 (the base period) to develop an estimate of value. Colorado Law requires the assessor to exclusively use the market approach to value residential property. All sales must be adjusted to inflation or deflation 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 similar properties that occurred in your immediate neighborhood during the base period, please list them below.

<u>PIN #</u>	<u>Property Address</u>	<u>Date Sold</u>	<u>Sale Price</u>

COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments)

Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating income is capitalized into an indication of value. If your commercial or industrial property was not leased from July 2020 through June 2022, please see the market approach section above. If your property was leased during the data gathering period, please attach an operating statement indicating your income and expense amounts. Also, please attach a rent roll indicating the square footage and rental rate for each tenant-occupied space. If known, attach a list of rent comparables for competing properties. You may also submit any appraisals performed in the base period on the subject property, and any other information you wish the Assessor to consider in reviewing your property value. If you would like information about the approach used to value your property, please contact your county assessor.

Please provide contact information if an on-site inspection is necessary:

Print Name Daytime Telephone

ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property. Owner Agent

Signature Date Owner Email Address

OWNER AUTHORIZATION OF AGENT: _____
Print Owner Name Owner Signature

Print Agent Name Agent Signature Date Agent Daytime Telephone

Agent Address Agent Email Address

If mailed, it must be postmarked no later than June 8, 2023

Send to: SCOT KERSGAARD, Assessor, 100 Jefferson County Parkway, Golden, CO 80419-2500

The Assessor must make a decision on your appeal and mail a Notice of Determination to you by August 15.

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS

If a property owner does not timely object to their property's valuation by June 8 under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the county assessor. A request for an abatement may not be filed until after January 1, 2024.