

DOUGLAS COUNTY ASSESSOR  
 TERI COX  
 301 WILCOX ST  
 CASTLE ROCK, CO 80104

**2009 REAL PROPERTY NOTICE OF VALUATION**

Phone (303)650-7450 Fax (303)688-2517  
 Office Hours: 8:00 a.m. - 5:00 p.m. M-F

**APPEAL FORM  
 RETURN TO ASSESSOR**

Website: [www.douglas.co.us/assessor](http://www.douglas.co.us/assessor)

DATE: May 1, 2009

SCHEDULE / ACCOUNT NUMBER		TAX YEAR	TAX AREA CODE	PROPERTY DESCRIPTION (MAY NOT BE COMPLETE)		
R0467185		2009	3253	3005 MILL VISTA RD LOT 1 ERICKSON 1 47.97 AM/L  STATE PARCEL # 222905203001 SECURITY # 4373053		
PROPERTY	MSRESS III DENVER CAMPUS LLC C/O RONAE JOHNSON 701 MAIDEN CHOICE LN CATONSVILLE MD 21228-5968					
	TYPE OF PROPERTY			PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2006	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2008	+ OR - CHANGE
Residential			40,287,506	83,955,000	+43,667,494	
Commercial			6,420,340	0	6,420,340	
<b>TOTALS</b>			46,707,846	83,955,000	+37,247,154	

Estimated taxes based on prior year tax rate is: \$640,017

Online protest is available on our website [www.douglas.co.us/assessor](http://www.douglas.co.us/assessor).



LAND SIZE	47.97	# OF BUILDINGS ON FILE	7	BUILDING # 1 CHARACTERISTICS DISPLAYED
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PROPERTY CHARACTERISTICS	YEAR BUILT	2007	ICIAL BASEMENT SF	
	QUALITY	Average	FINISHED BSMT SF	
	STYLE	Apartment > 3 Stor	GARAGE SF	
	PROPERTY TYPE	Multiple Unit	PORCH SF	
	HEAT TYPE	Central Air to Air	ALL RESIDENTIAL SF	816405
	SUBDIVISION NAME	ERICKSON	ALL COMMERCIAL SF	78095
	SUBDIVISION LOT	1	ALL OUTBUILDING SF	
	SUBDIVISION BLOCK			
	TAX RATE	5.577%	SEE WEBSITE FOR	COMPLETE DETAILS
	BASEMENT TYPE	No Walkout		
	LAND TYPE	Multiple Util		
	NEIGHBORHOOD	000000		

**PLEASE REFER TO THE BACK OF THIS FORM FOR INFORMATION ON HOW TO APPEAL YOUR PROPERTY VALUATION OR ITS CLASSIFICATION.**

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REAL PROPERTY APPEAL PROCEDURES

Land and Improvements

"Improvements" means 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.

VALUATION INFORMATION

- Your property was valued as it existed on January 1 of the current year. The tax notice you receive next January will be based on this value.
- All property in Colorado is revalued every odd numbered year.
- The appraisal data used to establish real property value was from the 18-month period ending June 30, 2008.
- 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%. Generally, all other property, including vacant land, is assessed at 29%.
- A change in the projected residential assessment percentage is NOT grounds for objection or abatement of taxes.

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, 2009.

Your right to appeal your property value expires on June 1, 2009

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. The Douglas Board of County Commissioners have approved the use of the alternate appeal dates. The Douglas County Assessor, by statute, must make a decision on your protest and mail a Notice of Determination by the last working day in August.

APPEALING THE ASSESSOR'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.

By statute, Douglas County taxpayers have until September 15, 2009 to file an appeal with the County Board of Equalization.

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.

PROPERTY TAX HOMESTEAD EXEMPTION INFORMATION for SENIOR CITIZENS AND DISABLED VETERANS

Notice: Under the authority provided to the General Assembly by the Colorado Constitution, the exemption amount can be changed or eliminated. Senate Bill 09-276, as introduced on April 6, 2009, is attempting to eliminate the tax exemption for tax bills mailed in January 2010 and 2011. Regardless of whether the Senate Bill passes, your County Assessor, and the Colorado Division of Veterans Affairs, will continue to process new applications.

The property tax exemption for those who qualify is 50 percent of the first \$200,000 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.

SENIOR CITIZEN ELIGIBILITY REQUIREMENTS

The exemption is available to seniors who are at least 65 years old prior to January 1 of the year the application is filed and must have owned and occupied their home as his or her primary residence for at least 10 consecutive years as of January 1. The senior citizen exemption is also available to a surviving spouse of a senior who met the requirements on any January 1 after 2001.

DISABLED VETERANS

The exemption is available to any veteran who sustained a service-connected disability while serving on active duty in the Armed Forces of the United States, were rated by the United States Department of Veterans Affairs as 100% "permanent and total" disabled, and was honorably discharged. The veteran must have owned and occupied their home as his or her primary residence prior to January 1, 2009. The application deadline is July 1, 2009.

Colorado Department of Military and Veterans Affairs
Division of Veterans Affairs
7465 E. 1st Avenue, Suite C
Denver, CO 80320
Telephone: 303-343-1268 Fax: 303-343-7238
www.dmya.state.co.us

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.

## REAL PROPERTY APPEAL FORM

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.

**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, 2008**. If data is insufficient during this time period, the Assessor may also consider data from the 5-year period ending **June 30, 2008**. Statute prohibits the Assessor from using appraisal data after **June 30, 2008**.

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, 2008** 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, 2008**.

\$ \_\_\_\_\_

**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 2007 through June 2008, please complete the market approach section above. To assist the Assessor in evaluating your appeal, and if your property was leased during January 2007 through June 2008, 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 your property value expires on June 1, 2009**