



ARAPAHOE COUNTY TREASURER

REAL PROPERTY TAX STATEMENT

Tax Year / Payable 2020 2021

Sue Sandstrom, Treasurer

5334 S Prince St Littleton, CO 80120-1136 (PH) 303-795-4550 (FAX) 303-347-2597 Hearing Impaired: Relay Colo: 711 www.arapahoegov.com/departments/tr

PIN: 034839968 AIN: 1975-16-2-07-002 TAG: 1151 Bill #: 2020322015 Mort Code:

Property Address: No Situs Address

Current Owner

AURORA CENTRETECH LLC

Legal Description:

LOT 1 BLK 2 TOLLGATE VILLAGE SUB 14TH FLG EX ROAD SubdivisionCd 0 62255 SubdivisionName TOLLGATE VILLAGE SUB 14TH FLG Block 002 Lot 001

Pay online at www.arapahoegov.com/departments/tr

Pay by phone at 1-877-387-7073

Visit our website or call 303-795-4550 for all payment options

Note: Service fee applies to e-check and credit card payments. See reverse side of this form for additional information.

Table with columns: Tax Authority / Other Charges, Tax Rate, Original Amount Due, Valuation, Actual, Assessed. Includes sub-total and total of 63,331.39.

Messages

- Per CRS 39-10-103(2), your school general fund tax rate is 0.059034. In the absence of state funding, your school general fund tax rate would have been 0.114969.
In accordance with the Americans with Disabilities Act, this material may be made available in alternative formats upon request. Please contact the Treasurer's office.
If you have recently filed bankruptcy, this is not a demand for payment.
Electronic Payment Fees: There is a 2.45% service fee for credit card payments, a \$3.95 fee for payment with a Visa Debit card, and a \$1.50 fee for e-check payments. If your payment does not clear, a \$20.00 return item fee will be charged.
Payments must be received by the Treasurer's office or must be postmarked by the due date. Postage meter dates will not be accepted.
Current tax year receipts are available on our website, once payments are posted. For a printed receipt, please remit a self-addressed stamped envelope with your request.

Summary table with columns: Type, Charge/Adjustment. Rows include Original (63,331.39), Exemptions/Credits (0.00), Delinquent Interest (0.00), Payments (0.00), and Current Year Taxes Due (63,331.39).

* Represents a tax rate reduction

** Reduction in actual value

THIS IS THE ONLY NOTICE THAT YOU WILL RECEIVE

RETAIN TOP PORTION FOR YOUR RECORDS - IF PAYING IN PERSON BRING ENTIRE TAX STATEMENT

Make Checks Payable To:

Arapahoe County Treasurer 5334 S Prince St Littleton, CO 80120-1136

DETACH HERE AND RETURN THIS COUPON WITH YOUR PAYMENT

REAL PROPERTY TAXES DUE IN 2021

Tax Year / Payable 2020 2021

PIN

034839968

AIN

1975-16-2-07-002 LS

2nd Half Coupon 2

SECOND HALF DUE BY JUNE 15, 2021 \$31,665.69

AURORA CENTRETECH LLC C/O ETHAN JACOBSON 2450 S Chase Ln LAKEWOOD CO 80227-3903

314 298



034839968270003166569800063331391

Make Checks Payable To:

Arapahoe County Treasurer 5334 S Prince St Littleton, CO 80120-1136

DETACH HERE AND RETURN THIS COUPON WITH YOUR PAYMENT

REAL PROPERTY TAXES DUE IN 2021

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AIN

1975-16-2-07-002 LS

Full Payment or 1st Half Coupon 1

FIRST HALF DUE BY MARCH 1, 2021 \$31,665.70 FULL AMOUNT DUE BY APRIL 30, 2021 \$63,331.39

AURORA CENTRETECH LLC C/O ETHAN JACOBSON 2450 S Chase Ln LAKEWOOD CO 80227-3903

314 298



034839968190003166570600063331391

COUNTY TREASURERS ARE RESPONSIBLE FOR COLLECTION OF TAXES ONLY. ASSESSORS ARE RESPONSIBLE FOR VALUATION OF PROPERTY, BOTH ACTUAL AND ASSESSED. DISTRICT OFFICIALS ARE RESPONSIBLE FOR THE TAX LEVY.

Failure to receive a tax notice does not relieve the owner's responsibility or liability for paying taxes on time.

Tax bills totaling less than \$25.00 must be paid in full in one payment by April 30th.

If your taxes are paid by a mortgage company, use this notice for your own information. Your mortgage company will be notified of your tax amount at their request. If your mortgage company is responsible for paying your taxes and you receive a delinquent notice, please contact your mortgage company for resolution.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic funds transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic funds transfer, funds may be withdrawn from your account on the same day your payment is received, and you will not receive your check back from your financial institution.

For information about deferral of property taxes for active military personnel or seniors, please contact the Treasurer's office before April 1.

THERE IS A \$20.00 FEE FOR ALL RETURNED AND INSUFFICIENT FUND PAYMENTS.

Due Dates

If the due date for filing any of the optional payments falls on Saturday, Sunday or a legal holiday, the tax will be timely filed if paid on the next business day. CRS 39-10-104.5.

General Property Taxes are due January 1st of each year

FIRST HALF - The first half becomes delinquent after the last day of February.

SECOND HALF - The second half becomes delinquent after June 15th.

FULL AMOUNT - The full amount becomes delinquent after the last day of April (unless the first half was paid).

GENERAL PROPERTY TAX DELINQUENT INTEREST 39-10-104.5 CRS			
Does not include Redemption Interest on Real Estate Tax Lien Sales.			
REQUIRED DATE OF PAYMENT MONTH PAID	HALF TAX OPTION		FULL TAX OPTION
	1ST INSTALLMENT LAST DAY OF FEBRUARY	2ND INSTALLMENT JUNE 15TH	APRIL 30TH
MARCH	1%	_____	_____
APRIL	2%	_____	_____
MAY	3%	_____	1%
JUNE 1-15	4%	_____	2%
JUNE 16-30	4%	1%	2%
JULY	5%	2%	3%
AUGUST	6%	3%	4%
SEPTEMBER	7%	4%	5%
OCTOBER	8%	5%	6%
NOVEMBER	9%	6%	7%
DECEMBER	10%	7%	8%