



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.

Tax Authority / Other Charges	Tax Rate	Original Amount Due	Valuation	Actual	Assessed
*AURORA SCHOOL DIST # 28J	0.082034	36,744.92	Total	1,544,563	447,923
*ARAPAHOE COUNTY	0.012013	5,380.90	Messages <ul style="list-style-type: none">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.		
*CITY OF AURORA	0.008076	3,617.43			
AURORA CENTRETECH METRO	0.037266	16,692.30			
DEVELOPMENTAL DISABILITY	0.001000	447.92			
URBAN DRAINAGE & FLOOD	0.000900	403.13			
URBN DRNGE&FLD (S PLATTE)	0.000100	44.79			
Sub Total	0.141389	63,331.39			
Total		63,331.39			

Type	Charge/Adjustment
Original	63,331.39
Exemptions/Credits	0.00
Delinquent Interest	0.00
Payments	0.00
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: DETACH HERE AND RETURN THIS COUPON WITH YOUR PAYMENT

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

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: DETACH HERE AND RETURN THIS COUPON WITH YOUR PAYMENT

Arapahoe County Treasurer
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REAL PROPERTY TAXES DUE IN 2021
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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



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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	2ND INSTALLMENT	
	LAST DAY OF FEBRUARY	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%