ARAPAHOE COUNTY
TREASURER

REAL PROPERTY TAX STATEMENT

Tax Year / Payable
2025 2026

Michael Westerberg, Treasurer

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

PIN: **035616053** AIN: **1977-06-2-05-001** TAG: **0197** Bill #: **2025340400** Mort Code:

Property Address: **1140 N GUN CLUB RD**

Current Owner

QTS AURORA I DC 2 LLC

Legal Description:
LOT 2 BLK 1 AURORA CROSSROADS SUB FLG #3 Township T4S MapPlatB E500
MapPlatP 8598 SubdivisionCd 002404 SubdivisionName AURORA CROS
FOR FULL LEGAL DESCRIPTION CONTACT THE ASSESSORS OFFICE

See reverse side of this form for additional information.
Pay online at www.arapahoeco.gov/treasurer
Pay by phone at 1-833-735-2288
Visit our website or call 303-795-4550 for all payment options
Note: Free e-checks, fee applies to credit and debit card payments.

Tax Authority / Other Charges	Tax Rate	Original Amount Due
AURORA SCHOOL DIST # 28J	0.073186	167,263.68
ARAPAHOE COUNTY	0.015959	36,473.66
* CITY OF AURORA	0.007087	16,197.06
AURORA CRSRDS METRO DIS 2	0.065517	149,736.48
DEVELOPMENTAL DISABILITY	0.001000	2,285.46
URBAN DRAINAGE & FLOOD	0.000900	2,056.91
URBN DRNGE&FLD (S PLATTE)	0.000100	228.55
Sub Total	0.163749	374,241.80
Total		**374,241.80**

Valuation	Actual	Assessed
Total	8,464,666	

Messages

- Per CRS 39-10-103(2), your school general fund tax rate is 0.051285. In the absence of state funding, your school general fund tax rate would have been 0.077627.
- 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: Visit our website to view specific fees for your preferred form of payment. 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.

Type	Charge/Adjustment
Original	374,241.80
Exemptions/Credits	0.00
Delinquent Interest	0.00
Payments	0.00
Current Year Taxes Due	**374,241.80**

* 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 2026
Tax Year / Payable
2025 2026

PIN
035616053

AIN
1977-06-2-05-001

Property Address:
1140 N GUN CLUB RD

JG

2nd Half Coupon **2**

SECOND HALF DUE BY JUNE 15, 2026 $187,120.90

QTS AURORA I DC 2 LLC
6601 COLLEGE BLVD
OVERLAND PARK KS 66211-1504 **101 71**

0356160532400187120902003742418 00

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DETACH HERE AND RETURN THIS COUPON WITH YOUR PAYMENT

REAL PROPERTY TAXES DUE IN 2026
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PIN
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JG

Full Payment or 1st Half Coupon **1**

FIRST HALF DUE BY MARCH 2, 2026 ☐ $187,120.90
OR
FULL AMOUNT DUE BY APRIL 30, 2026 ☐ $374,241.80

QTS AURORA I DC 2 LLC
6601 COLLEGE BLVD
OVERLAND PARK KS 66211-1504 **101 71**

0356160531600187120902003742418 00

82487

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 your options for the deferral of property taxes, please visit https://colorado.propertytaxdeferral.com, or contact the Colorado Deferral Customer Care Center at 833-634-2513 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.

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.

	HALF TAX OPTION		FULL TAX OPTION
	1ST INSTALLMENT	2ND INSTALLMENT	
REQUIRED DATE OF PAYMENT	LAST DAY OF FEBRUARY	JUNE 15TH	APRIL 30TH
MONTH PAID			
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%