

Assessor Decision
November 15, 2022
DUE DATE

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Boulder

RECEIVED (Commissioners' Date Stamp)
By Boulder County Assessor at 7:40 am, Jul 06, 2022

Section I: Petitioner, please complete Section I only.

Date: 6/21/22
Month Day Year

Petitioner's Name: J.J. Wellman

Petitioner's Mailing Address: 14974 Silver Feather Circle
Broomfield CO 80023
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R01491816
PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 1285 Cimarron Dr. Lafayette, CO 80026

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2020 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: \$ _____ (_____) **see email/printed doc*
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature] Daytime Phone Number 720-520-2412 wprk
303-859-0572 cell
Email happy paws vlt@gmail.com

By _____ Daytime Phone Number (_____) _____
Agent's Signature*
Printed Name: J.J. Wellman Email _____

*Letter of agency must be attached when petition is submitted by an agent.
If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

RECEIVED
July 7, 2022
Appeals Coordinator

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____			Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____	_____	_____	_____
Corrected	=====	=====	=====	=====	=====	=====
Abate/Refund	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature

Date

Assessor's or Deputy Assessor's Signature

Date

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (~~being present~~ **not present**) and
Name

Petitioner _____ (~~being present~~ **not present**), and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board (~~agrees~~ **does not agree**) with the recommendation of the Assessor and the petition be (~~approved~~ **approved in part** ~~denied~~) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____	_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County
this _____ day of _____, _____.
Month Year

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby

Approved Approved in part \$ _____ Denied for the following reason(s):

Secretary's Signature

Property Tax Administrator's Signature

Date

ACCOUNT# R0149686
PARCEL # 157504426001
TAX DISTRICT # 000110

REAL ESTATE PROPERTY TAX NOTICE
2020 TAXES DUE IN 2021

Paul Weissmann--Boulder County Treasurer
www.bouldercountytreasurer.org ph. 303-441-3520

TAX AUTHORITY	MILL LEVY	MILL LEVY CREDIT	TAX AMOUNT	VALUATION	ACTUAL	ASSESSED
COUNTY	24.77100	0.00000	7,901.94	LAND	210,000	60,900
BOULDER VALLEY RE2	48.39300	1.97700	15,437.37	IMPROVEMENTS	890,000	258,100
CITY OF LAFAYETTE	16.33000	0.00000	5,209.27	NET TOTAL	1,100,000	319,000
NCWD	1.00000	0.00000	319.00			
URBAN DRAIN & FLOOD CONT	0.90000	0.00000	287.10			
RTD	0.00000	0.00000	0.00			
TOTAL NET LEVY	91.39400		29,154.68			
GRAND TOTAL			29,154.68			

MESSAGES

Para ayuda en español, llame al 303-441-3520.

In absence of State Legislative Funding, your School Fund Mill Levy would have been: 48.530

LEGAL DESCRIPTION OF PROPERTY

LOT 1 BLK 1 WESTGATE OFFICE PARK 1

PROPERTY LOCATION: 1285 CIMARRON DR LAFAYETTE 80026-

R0149686

HAPPY TAILS PROPERTIES LLC
1285 CIMARRON DR
LAFAYETTE, CO 80026

To receive tax notices by email
beginning next year, sign up online at
bouldercountytreasurer.org
using this ENotice code:

8NNFJCVY

PAYMENT	DUE DATE	AMOUNT
FIRST HALF	MAR 1, 2021	14577.34
SECOND HALF	JUN 15, 2021	14577.34
OR		
FULL PAYMENT	APR 30, 2021	29154.68

WHERE TO PAY:
SUBJECT TO COVID-19 RESTRICTIONS

Mon-Fri: 1325 Pearl St., Boulder
Monday Only: 515 Coffman St., #113, Longmont
Tuesday Only: 1376 Miners Dr., #105, Lafayette
Office Hours: M-F 8am-4:30pm
Overnight to: 1325 Pearl St., Boulder, CO 80302

PAY ONLINE BY CREDIT CARD OR eCHECK at
www.bouldercountytreasurer.org

IF A MORTGAGE COMPANY REMITS YOUR TAXES, DO NOT PAY THIS BILL:

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Boulder

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 6/21/22
Month Day Year

Petitioner's Name: J.J. Wellman
 Petitioner's Mailing Address: 14974 Silver Feather Circle
Broomfield CO 80023
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R01491686 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
1285 Cimarron Dr. Lafayette, CO 80026

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2021 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: \$ _____ () See email/printed doc
 Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature] Daytime Phone Number 720-520-2412 wpr/k
303-859-0572 cell
 Email happy paws vk@gmail.com

By _____ Daytime Phone Number ()
 Agent's Signature*
 Printed Name: J.J. Wellman Email _____

*Letter of agency must be attached when petition is submitted by an agent.
 If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation			
(For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

ACCOUNT# R0149686
PARCEL # 157504426001
TAX DISTRICT # 000110

REAL ESTATE PROPERTY TAX NOTICE
2021 TAXES DUE IN 2022

Paul Weissmann--Boulder County Treasurer
www.bouldercountytreasurer.org **ph. 303-441-3520**

TAX AUTHORITY	MILL LEVY	MILL LEVY CREDIT	TAX AMOUNT	VALUATION	ACTUAL	ASSESSED
COUNTY	24.25000	0.51500	7,869.38	LAND	210,000	60,900
BOULDER VALLEY RE2	47.94400	0.97700	15,558.30	IMPROVEMENTS	909,000	263,610
CITY OF LAFAYETTE	16.21200	0.00000	5,260.95	NET TOTAL	1,119,000	324,510
NCWD	1.00000	0.00000	324.51			
URBAN DRAIN & FLOOD CONT	0.90000	0.00000	292.06			
RTD	0.00000	0.00000	0.00			
TOTAL NET LEVY	90.30600		29,305.20			
GRAND TOTAL			29,305.20			

MESSAGES

To receive tax notices by email beginning next year, sign up online at bouldercountytreasurer.org using this eNotice code:

8NNFJCVY

Para ayuda en español, llame al 303-441-3520.

In absence of State Legislative Funding, your School Fund Mill Levy would have been: 48.310

LEGAL DESCRIPTION OF PROPERTY

LOT 1 BLK 1 WESTGATE OFFICE PARK 1

PROPERTY LOCATION: 1285 CIMARRON DR LAFAYETTE 80026-

PAYMENT	DUE DATE	AMOUNT
FIRST HALF	FEB 28, 2022	14652.60
SECOND HALF	JUN 15, 2022	14652.60
OR		
FULL PAYMENT	MAY 2, 2022	29305.20

WHERE TO PAY:

Mon-Fri: 1325 Pearl St., Boulder
 Monday Only: 515 Coffman St., #113, Longmont
 Tuesday Only: 1376 Miners Dr., #105, Lafayette
 Office Hours: M-F 8am-4:30pm
 Overnight to: 1325 Pearl St., Boulder, CO 80302

PAY ONLINE BY CREDIT CARD OR eCHECK at
www.bouldercountytreasurer.org

IF A MORTGAGE COMPANY REMITS YOUR TAXES, DO NOT PAY THIS BILL!

ADDRESS CORRECTION? (PLEASE PRINT CLEARLY)

New Address: _____
 City _____ State _____ Zip _____
 Phone: _____ Email: _____

TAXES MUST BE POSTMARKED BY DUE DATE

2nd Half Coupon

Make Checks Payable to:
 Boulder County Treasurer

PLEASE RETURN COUPON WITH YOUR PAYMENT

Send Payment to:
 Boulder County Treasurer
 PO Box 471
 BOULDER, CO 80306

ACCOUNT NUMBER

R0149686

R0149686

5182*13**G50**0.93**1/2*****AUTO5-DIGIT 80026
 HAPPY TAILS PROPERTIES LLC
 1285 CIMARRON DR
 LAFAYETTE CO 80026-1335



PAY ONLINE AT BOULDERCOUNTYTREASURER.ORG
IF SENDING A CHECK, MAKE SURE TO INCLUDE YOUR ACCOUNT NUMBER

SECOND HALF DUE BY JUN 15, 2022 14,652.60

0000001801496868 00014652606 000000000001



Boulder County Treasurer

PO Box 471

Boulder, CO 80306

303-441-3520

303-441-3598 (Fax)

Account R0149686	Parcel Number 157504426001	Receipt Date Feb 17, 2018	Receipt Number 2018-02-17-AA-4161
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FOOTHILLS UNITED WAY INC
1285 CIMARRON DR
LAFAYETTE, CO 80026

.....

Situs Address 1285 CIMARRON DR LAFAYETTE 80026	Payor FOOTHILLS UNITED WAY INC 1285 CIMARRON DR LAFAYETTE, CO 80026
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Legal Description
LOT 1 BLK 1 WESTGATE OFFICE PARK 1 PER DPT
07-01406-04 PROP IS 91 PCT EXEMPT EFF 6/1/2011

Property Code	Actual	Assessed	Year	Area	Mill Levy
2120 - offices land - 2120	18,900	5,481	2017	000110	88.885
2220 - offices-improvement - 2220	57,900	16,791	2017	000110	88.885
9179 - charitable exempt - 9179	190,800	55,332	2017	000110	88.885
9279 - charitable personal property - 9279	586,100	169,969	2017	000110	88.885

Payments Received
Check \$989.82
Check Number 052665

Year	Charges	Billed	Prior Payments	New Payments	Balance
2017	Tax	\$1,979.64	\$0.00	\$989.82	\$989.82
				\$989.82	\$989.82
Balance Due as of Feb 17, 2018					\$989.82

All payments made by check are subject to final bank clearance.



Boulder County Treasurer

PO Box 471

Boulder, CO 80306

303-441-3520

303-441-3598 (Fax)

Account R0149686	Parcel Number 157504426001	Receipt Date Jun 2, 2017	Effective Date May 31, 2017	Receipt Number 2017-06-02-AA-19470
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FOOTHILLS UNITED WAY INC
1285 CIMARRON DR
LAFAYETTE, CO 80026

Situs Address
1285 CIMARRON DR LAFAYETTE 80026

Payor
FOOTHILLS UNITED WAY INC
1285 CIMARRON DR
LAFAYETTE, CO 80026

Legal Description
LOT 1 BLK 1 WESTGATE OFFICE PARK 1 PER DPT
07-01406-04 PROP IS 91 PCT EXEMPT EFF 6/1/2011

Property Code	Actual	Assessed	Year	Area	Mill Levy
2120 - offices land - 2120	14,200	4,118	2016	000110	91.812
2220 - offices-improvement - 2220	56,900	16,501	2016	000110	91.812
9179 - charitable exempt - 9179	143,700	41,673	2016	000110	91.812
9279 - charitable personal property - 9279	575,700	166,953	2016	000110	91.812

Payments Received

Check \$946.54
Check Number 052377

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2016	Tax	\$1,893.08	\$946.54	\$946.54	\$0.00
				\$946.54	\$0.00
Balance Due as of May 31, 2017					\$0.00

All payments made by check are subject to final bank clearance.



Boulder County Treasurer

PO Box 471

Boulder, CO 80306

303-441-3520

303-441-3598 (Fax)

Account	Parcel Number	Receipt Date	Receipt Number
R0149686	157504426001	Feb 13, 2017	2017-02-13-NetVantage-5313
FOOTHILLS UNITED WAY INC 1285 CIMARRON DR LAFAYETTE, CO 80026			

Situs Address
1285 CIMARRON DR LAFAYETTE 80026

Payor

Legal Description
LOT 1 BLK 1 WESTGATE OFFICE PARK 1 PER DPT
07-01406-04 PROP IS 91 PCT EXEMPT EFF 6/1/2011

Property Code	Actual	Assessed	Year	Area	Mill Levy
2120 - offices land - 2120	14,200	4,118	2016	000110	91.812
2220 - offices-improvement - 2220	56,900	16,501	2016	000110	91.812
9179 - charitable exempt - 9179	143,700	41,673	2016	000110	91.812
9279 - charitable personal property - 9279	575,700	166,953	2016	000110	91.812

Payments Received

Creditron - Electronic Payment \$946.54
Check Number 00010071

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2016	Tax	\$1,893.08	\$0.00	\$946.54	\$946.54

\$946.54 \$946.54

Balance Due as of Feb 13, 2017 \$946.54

All payments made by check are subject to final bank clearance.

Boulder County Treasurer

PO Box 471

Boulder, CO 80306

303-441-3520

303-441-3598 (Fax)



Account R0149686	Parcel Number 157504426001	Receipt Date Jun 11, 2018	Receipt Number 2018-06-11-NetVantage-32040
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FOOTHILLS UNITED WAY INC
1285 CIMARRON DR
LAFAYETTE, CO 80026

Situs Address **Payor**
1285 CIMARRON DR LAFAYETTE 80026

Legal Description
LOT 1 BLK 1 WESTGATE OFFICE PARK 1 PER DPT
07-01406-04 PROP IS 91 PCT EXEMPT EFF 6/1/2011

Property Code	Actual	Assessed	Year	Area	Mill Levy
2120 - offices land - 2120	18,900	5,481	2017	000110	88.885
2220 - offices-improvement - 2220	57,900	16,791	2017	000110	88.885
9179 - charitable exempt - 9179	190,800	55,332	2017	000110	88.885
9279 - charitable personal property - 9279	586,100	169,969	2017	000110	88.885

Payments Received
Creditron - Electronic Payment \$989.82
Check Number 00050157

Payments Applied		Billed	Prior Payments	New Payments	Balance
Year	Charges				
2017	Tax	\$1,979.64	\$989.82	\$989.82	\$0.00
				<hr/>	
				\$989.82	\$0.00
Balance Due as of Jun 11, 2018					\$0.00

All payments made by check are subject to final bank clearance.



Boulder County Treasurer

PO Box 471

Boulder, CO 80306

303-441-3520

303-441-3598 (Fax)

Account R0149686	Parcel Number 157504426001	Receipt Date Feb 22, 2019	Receipt Number 2019-02-22-NetVantage-10667
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FOOTHILLS UNITED WAY INC
1285 CIMARRON DR
LAFAYETTE, CO 80026

Situs Address
1285 CIMARRON DR LAFAYETTE 80026

Payor

Legal Description
LOT 1 BLK 1 WESTGATE OFFICE PARK 1 PER DPT
07-01406-04 PROP IS 91 PCT EXEMPT EFF 6/1/2011

Property Code	Actual	Assessed	Year	Area	Mill Levy
2120 - offices land - 2120	18,900	5,481	2018	000110	91.291
2220 - offices-improvement - 2220	57,900	16,791	2018	000110	91.291
9179 - charitable exempt - 9179	190,800	55,332	2018	000110	91.291
9279 - charitable personal property - 9279	586,100	169,969	2018	000110	91.291

Payments Received

Creditron - Electronic Payment \$1,016.62
Check Number 00060005

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2018	Tax	\$2,033.24	\$0.00	\$1,016.62	\$1,016.62

	\$1,016.62	\$1,016.62
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Balance Due as of Feb 22, 2019 **\$1,016.62**

All payments made by check are subject to final bank clearance.



Boulder County Treasurer

PO Box 471

Boulder, CO 80306

303-441-3520

303-441-3598 (Fax)

Account R0149686	Parcel Number 157504426001	Receipt Date Jun 24, 2019	Receipt Number 2019-06-24-SC-23741
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FOOTHILLS UNITED WAY INC
1285 CIMARRON DR
LAFAYETTE, CO 80026

Situs Address
1285 CIMARRON DR LAFAYETTE 80026

Payor
LAND TITLE
2595 CANYON BLVD STE 340
BOULDER CO 80302

Legal Description
LOT 1 BLK 1 WESTGATE OFFICE PARK 1 PER DPT
07-01406-04 PROP IS 91 PCT EXEMPT EFF 6/1/2011

Property Code	Actual	Assessed	Year	Area	Mill Levy
2120 - offices land - 2120	18,900	5,481	2018	000110	91.291
2220 - offices-improvement - 2220	57,900	16,791	2018	000110	91.291
9179 - charitable exempt - 9179	190,800	55,332	2018	000110	91.291
9279 - charitable personal property - 9279	586,100	169,969	2018	000110	91.291

Payments Received

Check \$1,026.79
Check Number 8053643, 8048996

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2018	Interest	\$10.17	\$0.00	\$10.17	\$0.00
2018	Tax	\$2,033.24	\$1,016.62	\$1,016.62	\$0.00
				\$1,026.79	\$0.00
Balance Due as of Jun 24, 2019					\$0.00

All payments made by check are subject to final bank clearance.

Thank You



Boulder County Treasurer

PO Box 471

Boulder, CO 80306

303-441-3520

303-441-3598 (Fax)

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0149686	157504426001	Jun 3, 2020	Apr 30, 2020	2020-06-03-SD-20801

HAPPY TAILS PROPERTIES LLC
1285 CIMARRON DR
LAFAYETTE, CO 80026

Situs Address
1285 CIMARRON DR LAFAYETTE 80026

Payor
HAPPY TAILS PROPERTIES LLC
1285 CIMARRON DR
LAFAYETTE, CO 80026

Legal Description
LOT 1 BLK 1 WESTGATE OFFICE PARK 1 PER DPT
07-01406-04 PROP IS 91 PCT EXEMPT EFF 6/1/2011

Property Code	Actual	Assessed	Year	Area	Mill Levy
2120 - offices land - 2120	18,900	5,481	2019	000110	90.131
2220 - offices-improvement - 2220	80,100	23,229	2019	000110	90.131
9179 - charitable exempt - 9179	191,100	55,419	2019	000110	90.131
9279 - charitable personal property - 9279	809,900	234,871	2019	000110	90.131

Payments Received

Check \$2,587.66
Check Number 0104
Payor HAPPY TAILS PROPERTIES LLC 1285 CIMARRON DR
LAFAYETTE, CO 80026

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2019	Tax	\$2,587.66	\$0.00	\$2,587.66	\$0.00
				\$2,587.66	\$0.00
Balance Due as of Apr 30, 2020					\$0.00

All payments made by check are subject to final bank clearance.