Resolution No. R-016- 033

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE ABATEMENT HEARINGS REFEREE.

WHEREAS, pursuant to Resolution No. R-008-083, A Resolution Appointing Independent Referees to Conduct Abatement Hearings on Behalf of the Board of County Commissioners Beginning July 1, 2008, the Board finds as follows:

- 1. Referee Karen Smith heard abatement petitions on February 11, 2016; and
- 2. After hearing all the evidence, Referee Smith makes the recommendations contained in the attached Referee Worksheets for the following Abatement Numbers:

Abatement No.

Petitioner(s)

15-116

Gary Baumann

3. Having reviewed the recommendations of Referee Smith, the Board of County Commissioners ("Board") approves her findings and recommendations.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Board accepts the recommendations of Referee Smith and orders the Clerk to the Board to prepare a separate resolution for each abatement petition contained in the attached worksheets and to notify the petitioners of this decision.

PASSED AND ADOPTED this 22^{nd} day of March, 2016 in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO

DAVID A. WEAVER, Chair

CODIE BRENNER, Deputy Clerk

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Gary A. Baumann		Agent:	
Property Addre	ess: 9123 Sugar Stone Circle, I	-lighlands Ranch	Abatement Number:	15-116
Assessor's Orig	inal Value: \$230,453 for tax yea	ars 2013 & 2014		
Hearing Date:	February 11, 2016	Hearing Time: 10:30 a	ı.m.	
1. The Dough	las County Assessor was repres	ented at the hearing by	Peggy Gulam.	
1	oner was: a.	•		
3. Assessor	r's Recommended Value:	\$230,453 for tax years 2	2013 & 2014	
Petition	er's Requested Value: \$200,00	00 for tax years 2013 &	2014	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner stated on his Petition for Abatement or Refund of Taxes that the subject property has been incorrectly listed as having a walkout

basement since 1995.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:	
 a. \(\subseteq \text{ data from sales of comparable properties which sold during the applicable time period; and /or b. \(\subseteq \text{ valuation using the cost approach; and/or} \) c. \(\subseteq \text{ a valuation using the income approach; and/or} \) d. \(\subseteq other An inspection was made of the subject property which resulted in the removal of the walkout feature and a wood deck but the addition of partial basement finish, central air conditioning patio, and some square footage. 	
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:	
Classification: Residential	
Total Actual Value: \$230,453 for tax years 2013 & 2014	
Reasons are as follows: Assessor's inspection of the subject property resulted in corrections to the Assessor's inventory for the subject property. While the walkout feature was deleted per Petitioner's request, the net corrections outweighed the deletion of the walkout feature. Comparable sales support the Assessor's determina of actual value.	itio:
IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:	
a. Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein	
b. Approved in part as set forth in the Findings and Recommendations herein	
c. Denied after abatement hearing	
d. Administrative Denial is Granted	
REFEREE:	
s/ Karen Smith Name Date: February 11, 2016	

Abatement Log No. 15-116

Tax Year 2013-2014 Assessor's Recommended Distriction Processed Tax Fate 2013-2014 Assessor's Assistant Processed Tax Fate 2201 Animal Processed 22014 Value Tax Fate 2202, Animal Processed 22014 Value Tax Fate Tax Amount Decision Class Actual Value Rate Value Tax Fate Tax Amount Decision Class Actual Value Tax Fate Tax Amount Decision Class Actual Value Tax Fate Tax	Transmittal Sheet	heet		Abatement #	15-116					Assesso	Assessor Findings:			
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Office of the County Assessor Lisa Frizell, Assessor Phone 383-860-7460 Pax 303-479-8781 15-116

RECEIVED

OCT 1 9 2015

301 Wilcox Street Assessor's Office

PETITION FOR ABATEMENT OR REFUND OF TAXES

Assessor's Use Character of actual value is 200000 [AUT] and \$200000 [AUT] and \$2000000000000000000000000000000000000	amp
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Assessor recommends approval as outlined above.	
No protest was filed for the year: or (if a protest was filed, please attach a copy of the NOD.)	
Assessor recommends denial for the following reason(s):	
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Assessor's of Doput Assessor's Sign	Miles I