

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

RESOLUTION APPROVING THE ABATEMENT SETTLEMENT
RECOMMENDATIONS OF THE ASSESSOR'S OFFICE.

WHEREAS, the Board of County Commissioners ("Board") is responsible for hearing petitions for refunds or abatement of property taxes pursuant to §§ 39-1-113 and 39-10-114, C.R.S.; and

WHEREAS, in those instances where a taxpayer's petition for refund or abatement of property taxes to the Board has been reviewed by the Assessor for the County of Douglas ("Assessor") and recommended for approval or partial approval, the Board has the authority to settle all such appeals and accept the recommendations of the Assessor; and

WHEREAS, the Assessor has reviewed the following petitions for refund or abatement of property taxes and has determined that an adjustment to value is appropriate:

Abatement No.	Petitioner
15-120	Amika Holdings LLC
16-080	Compark 190 LLC

and

WHEREAS, the Assessor has conferred with the taxpayers petitioning for refund or abatement of property taxes and the taxpayers have agreed with the Assessor's recommendation; and

WHEREAS, the Assessor wishes to submit the recommendations for adjustment to value for approval by the Board; 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 the Assessor and orders the Clerk to the Board to prepare a separate resolution for each abatement petition and to notify the petitioners of this decision.

PASSED AND ADOPTED this 12th day of April, 2016, in Castle Rock, Douglas County, Colorado.

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

BY: David A. Weaver
DAVID A. WEAVER, Chair

ATTEST: Meghan McCann
MEGHAN MCCANN, Deputy Clerk



March 2, 2016

A. R. Amin
Amika Holdings LLC
6872 Lemon Gulch Drive
Castle Rock, CO 80108

Reference Log Number: 15-120
Account Number: R0460110
Owner: Amika Holdings LLC
Address of Property: 10535 El Diente Court, Englewood

Dear Mr. Amin:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 15-120 and is recommending approval of the petition for tax years 2013 and 2014. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

- ☒ I accept the Assessor's recommended reduction in value.
- ☐ I wish to withdraw my petition thus ending any further appeal.
- ☐ I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
- ☐ I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **March 15, 2016 at 9:00 a.m.**

Dated this 8th day of MARCH, 2016.

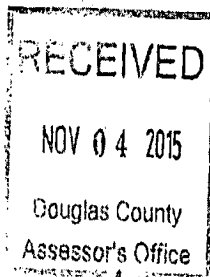
This office must receive this form, completed and initialed by you, at least three (3) calendar days prior to the scheduled date of the hearing. You may scan and e-mail, fax or mail your request to me at:

Office of the County Attorney
100 Third Street
Castle Rock, CO 80104
Fax No: 303-484-0399
E-mail: chancecock@douglas.co.us

Transmittal Sheet			Abatement #		15-120		Assessor Findings:								
Petitioner:		AMIKA HOLDINGS LLC			Tax Year		2013-2014		Assessor's Recommendation: Approve						
Agent:		None			Protested?		2013-Y 2014-N		The property owner appealed the assesment in 2015. In that analysis the Assessor learned that the hotel was experiencing extended stay occupancy (30 days+). Per statute, a portion of the property qualifies for the residential assessment rate, thus reducing ASSESSED value significantly. Actual Value is unchanged and supported by existing market data.						
Petitioner's Request:		Residential units			Tax District		3094								
Petitioner's Requested Value						Tax Rate		13.8848%							
Original Values							Tax Rate		14.1836%		Abatement Results				
Parcel				Assmt		Assd				Assmt		Assd			
Number		Class		Actual Val		Rate		Value		Tax Rate		Tax Amount		Refund	
												0.0000%			
R0460110															
2013		1125		\$-		7.96%		\$-		13.8848%		\$-			
		1225		\$-		7.96%		\$-		13.8848%		\$-			
		2115		\$583,704		29.00%		\$169,270		13.8848%		\$23,502.80			
		2215		\$3,056,296		29.00%		\$886,330		13.8848%		\$123,065.15			
				\$3,640,000				\$1,055,600				\$146,567.95			



Office of the County Assessor
Lisa Frizell, Assessor
Phone 303-660-7450
Fax 303-479-9751



15-120

301 Wilcox Street
Castle Rock, CO 80104

PETITION FOR ABATEMENT OR REFUND OF TAXES

County Douglas

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

Section I: Petitioner, please complete Section I only.

Date: November 05 2015
Month Day Year

E-MAIL _____

Petitioner's Name: Amika Holdings LLC

Petitioner's mailing address: 6872 Lemon Gulch Dr,
Castle Rock Colorado 80108
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)

2231-113-06-035

Acc R0460110

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

10535 El Diente ct, Englewood Co 80112

LOT 2B-1C-1B-1 Block 6A Medidian Office Park FLG#1

29TH AMD 2.68 AM/L

Petitioner states that the taxes assessed against the above property for property tax years 13/14 are incorrect for the following reasons:
(Briefly describe the circumstances surrounding the incorrect value or tax. Attach additional sheets if necessary.)

Our tax rate for the entire property was charged at 29% (Commercial) we are a extended stay hotel we have 30+days resident on several units All our units has Kitchens and are of full service Apartments. We are requesting abatement based upon DR100 filed to the State of Colorado for the years 2013/2014

Petitioner's estimate of actual value \$ N/A (2013) and \$ N/A (2014)
Value Year Value Year

Petitioner requests an abatement or refund of the appropriate taxes.

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]
Petitioner's Signature

Daytime Phone Number (303) 345-4266
303-693-1355

By _____ Daytime Phone Number ()
Agent's Signature*

*Letter of agency must be attached when petition is submitted.

If the board of county commissioners, pursuant to section 39-10-114(1), or the property tax administrator, pursuant to section 39-2-116, 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 section 39-2-125 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 _____			Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

☐ 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):

Assessor's or Deputy Assessor's Signature



Office of the County Attorney

www.douglas.co.us

March 2, 2016

Steve Gruenler
Compark 190 LLC
4600 S. Ulster Street, #1400
Denver, CO 80237

Reference Log Number: 16-080
Account Number: R0480308
Owner: Compark 190 LLC
Address of Property:

Dear Mr. Gruenler:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 16-080 and is recommending adjustment of the petition for tax year 2015. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

☒

I accept the Assessor's recommended reduction in value.

☐

I wish to withdraw my petition thus ending any further appeal.

☐

I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.

☐

I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on March 15, 2016 at 1:00 p.m.

Dated this 10th day of March, 2016.

This office must receive this form, completed and initialed by you, at least three (3) calendar days prior to the scheduled date of the hearing. You may scan and e-mail, fax or mail your request to me at:

Office of the County Attorney
100 Third Street
Castle Rock, CO 80104
Fax No.: 303-484-0399
E-mail: chancock@douglas.co.us

[illegible]



INTERNAL

RECEIVED

FEB 17 2016

Douglas County
Assessor's Office

Office of the County Assessor
Lisa Frizell, Assessor
Phone 303-660-7450 Fax 303-479-9751

301 Wilcox Street
Castle Rock, CO 80104

16-080

PETITION FOR ABATEMENT OR REFUND OF TAXES

County Douglas

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

Section I: Petitioner, please complete Section I only.

Date: February 17, 2016
Month Day Year

Petitioner's Name: Compark 190 LLC c/o Steve Gruenler

Petitioner's mailing address: 4600 S Ulster Street #1400
Denver, CO 80237

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

R0480308

TR IN NW1/4NW1/4 8-6-66 LYING W OF CHAMBERS RD 4.850 AML

Petitioner states that the taxes assessed against the above property for property tax year 2015 is incorrect for the following reasons: (Briefly describe the circumstances surrounding the incorrect value or tax. Attach additional sheets if necessary.)

Erroneous valuation

Petitioner's estimate of actual value \$ _____ (_____) and \$ _____ (_____)
Value Year Value Year

Petitioner requests an abatement or refund of the appropriate taxes.

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.

Petitioner's Signature Daytime Phone Number (_____)

By _____ Daytime Phone Number (_____)
Agent's Signature*

*Letter of agency must be attached when petition is submitted.

If the board of county commissioners, pursuant to section 39-10-114(1), or the property tax administrator, pursuant to section 39-2-116, 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 section 39-2-125 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 _____			Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

☐ 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):

Assessor's or Deputy Assessor's Signature