Resolution No. R-016-042

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

DAVID A. WEAVER, Chair

MEGHAN MCCANN, Deputy Clerk



www.douglas.co.us

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.

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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: <u>chancock@douglas.co.us</u>

100 Third Street: • Castle Rock, Colorado 80104 • 303,660,7414 • Fax 303,688,6596

Fransmi	ttal Sh	neet		Abatement #	15-120					Asses	ssor Findings:				
etitioner:		AMIKA HOLDINGS L	LC		Tax Year	2013-2014	Assessor's Recommendation: Approve								
Agent:		None			Protested?	12012 V 2017-NI	The property owner appealed the assessment 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								
Petitioner's R	equest:	Residential units			Tax District	3094	residential assessment rate, thus reducing ASSESSED value significantly. Actual Value is unchanged and supported by existing market data.								
etitioner's R	Requested	Value			Tax Rate	13.8848% 14.1836%									
ا Original ک	Values				Tax Rate		Abatement Results			Assmt Assd			T		
Parcel			Assmt	Assd						Assmt			Tour flow count	Refund	
Number	Class	Actual Val	Rate	Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Rate	Value	7ax Rate 0.0000%	Tax Amount	Relund	
R0460110	-								44.00 705	7.0604	\$14.870	13.8848%	\$2,064.67	\$(2,064.67	
2013	1125	\$-	7.96%		13.8848%			1125	\$186,785 \$978.015	7.96% 7.96%	\$77.850	13.8848%	\$10,809.32	\$(10,809.32	
	1225	\$-	7.96%		13.8848%			1225 2115	\$396,919	29.00%	\$115,110	13.8848%	\$15.982.79	\$7,520.03	
	2115	\$583,704	29.00%		13.8848%			2215	\$2,078,281	29.00%	\$602,700	13.8848%	\$83,683.69	\$39,381.40	
	2215	\$3,056,296 \$3,640,000	29.00%	\$886,330	13.8848%	\$123,065.15 \$146,567.95	Approve	2213	\$3,640,000	20.0076	\$810,530		\$112,540.47	\$34,027.4	
						 		Difference	ce Actual Value	Difference	Assd Value	Tax Rate		Refund	
									\$	\$2	45,070	13.8848%		\$34,027.4	
	·														
	4405	\$-	7.96%	\$-	14.1836%	6 \$-		1125	\$128,415	7.96%	\$10,220	14.1836%		\$(1,449.5	
2014	1125	\$-	7.96%	<u> </u>	14.1836%			1225	\$672,385	7.96%	\$53 <u>,5</u> 20	14.1836%	\$7,591.06	\$(7,591.0	
	2115	\$583,704		\$169,270	14.18369	6 \$24,008.58		2115	\$455,289	29.00%	\$132,030	14.1836%		\$5,281.9 \$27,658.0	
	2215	\$3,056,296			14.18369	6 \$125,713.50		2215	\$2,383,911	29.00%	\$691,330	14.1836%	\$125,822.71	\$23,899.3	
		\$3,640,000		\$1,055,600		\$149,722.08	Approve		\$3,640,000		\$887,100		\$125,822.71	Ψ20,099.0	
								Differen	ce Actual Value	Difference	e Assd Value	Tax Rate		Refund	
								2	\$-	\$1	168,500	14.1836%		\$23,899.3	
Last Known P	Physical Inst	pection By:	SLH												
Staff Appraise			TBD	Date	2/1/1		! ———		 						
Review Appra			TBD	Date	2/1/1		241 52 53	[DIOD	Ann	raisal Date	 	Assessment Da	ites	
		Previous S	tudy Perio	od		CURRENT	SALES ST				5/30/12	 	1/1/13 & 1/1/2		
		July 1, 2008 -	June 30,	2010		July 1, 2	ZOTO- Juni	e 30, 201		7 7 8 7 8 7	7,00,12	* P 1 1 1 1 1 1 1 1 1			



Office of the County Assessor Lisa Frizell, Assessor Phone 303-660-7450 Fax 303-479-9751 RECEIVED
NOV 0 4 2015

Douglas County

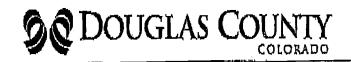
Assessor's Office

15-120

301 Wilcox Street Castle Rock, CO 80104

PETITION FOR ABATEMENT OR REFUND OF TAXES

County Douglas		Date Rece	eivea
		Use Asses	ssor's or Commissioners' Date Stamp
- d	-tion Laulu		
Section I: Petitioner, please complete Se Date: November 05 2015			
Date: November 05 2015 Month Day Year		-MAIL	
Petitioner's Name: Amika Holdings LLC			
Setitioner's Name: Attitica Floridings 220	O dela Dia		
Petitioner's mailing address: 6872 Lemon	Guich Dr,		
Castle Rock	Colorado	80108	
City or Town	State	Zip Code	
SCHEDULE OR PARCEL NUMBER(S) 2231-113-06-035		y ADDRESS OR LEGAL DE Diente ct, Englewood	
			dian Office Park FLG#1
Acc R0460110			dian onice i aix i con i
	291H AN	1D 2.68 AM/L	
Petitioner states that the taxes assessed aga (Briefly describe the circumstances surroundi	ing the incorrect value or ta	k. Attach additional sheets if r	lecessary.)
Our tax rate for the entire property wa resident on several units All our units based upon DR100 filed to the State o	has Kitchens and are of	full service Apartments.	ed stay hotel we have 30+days We are requesting abatement
		<u>kannat na mandal statomi in manata in anti-anti-anti-anti-anti-anti-anti-anti-</u>	
Petitioner's estimate of actual value $\frac{N/A}{A}$) and \$ <u>N/A</u>	2014
V	/alue Year	Value	Year
I declare, under penalty of perjury in the seco	and degree, that this netition	together with any accompan	wing avhibite or etatemente, has been
prepared or examined by me, and to the best	t of my knowledge, informat	ion and belief, is true, correct Daytime Phone Number (3)	and complete. 63 345-4266
prepared or examined by me, and to the best	t of my knowledge, informat	ion and belief, is true, correct Daytime Phone Number <u>(?</u> 3	and complete. 63 345-4266 03-693-1355
prepared or examined by me, and to the best	t of my knowledge, informat	ion and belief, is true, correct Daytime Phone Number <u>(?</u> 3	and complete. 63 345-4266
Petitioner's Signature Agent's Signature*	t of my knowledge, informat	ion and belief, is true, correct Daytime Phone Number <u>(?</u> 3	and complete. 63 345-4266 03-693-1355
Petitioner's Signature Agent's Signature*	t of my knowledge, informate to section 39-10-114(1), in whole or in part, the petit	ion and belief, is true, correct Daytime Phone Number (2) Daytime Phone Number (or the property tax administrationer may appeal to the board	and complete. 63 345-4266 03-693-1355 ator, pursuant to section 39-2-116, denies it of assessment appeals pursuant to the
Petitioner's Signature By Agent's Signature* *Letter of agency must be attached when petition for refund or abatement of taxes provisions of section 39-2-125 within thirty data.	on is submitted. ant to section 39-10-114(1), in whole or in part, the petit ays of the entry of any such	Daytime Phone Number 3 Daytime Phone Number 1 Daytime Phone Number 1 or the property tax administrationer may appeal to the board decision. §39-10-114.5(1), C	and complete. 63 345-4266 03-693-1355 ator, pursuant to section 39-2-116, denies it of assessment appeals pursuant to the
Petitioner's Signature By Agent's Signature* *Letter of agency must be attached when petition for refund or abatement of taxes provisions of section 39-2-125 within thirty data.	on is submitted. ant to section 39-10-114(1), in whole or in part, the petit ays of the entry of any such	Daytime Phone Number (2) Daytime Phone Number (2) Daytime Phone Number (2) or the property tax administrationer may appeal to the board decision. §39-10-114.5(1), C	and complete. 63 345-4266 03-693-1355 ator, pursuant to section 39-2-116, denies it of assessment appeals pursuant to the
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Petitioner's Signature Petitioner's Signature Agent's Signature *Letter of agency must be attached when petition If the board of county commissioners, pursua the petition for refund or abatement of taxes provisions of section 39-2-125 within thirty day Section II: Tax Year Actual Original Corrected Abate/Refund Assessor recommends approva	on is submitted. ant to section 39-10-114(1), in whole or in part, the petit ays of the entry of any such Assessor's Rec (For Asse	Daytime Phone Number (3) Daytime Phone Number (4) Or the property tax administrationer may appeal to the board decision. §39-10-114.5(1), Commendation assor's Use Only) Tax Year Actual	and complete. 63 345-4266 03-693-1355 ator, pursuant to section 39-2-116, denies of of assessment appeals pursuant to the .R.S. Assessed Tax
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Petitioner's Signature Petitioner's Signature Agent's Signature *Letter of agency must be attached when petition the board of county commissioners, pursua the petition for refund or abatement of taxes provisions of section 39-2-125 within thirty da Section II: Tax Year Actual Original Corrected Abate/Refund Assessor recommends approva No protest was filed for the year	on is submitted. ant to section 39-10-114(1), in whole or in part, the petit ays of the entry of any such Assessor's Rec (For Asse Ssessed Tax Il as outlined above.	Daytime Phone Number (3) Daytime Phone Number (4) Or the property tax administrationer may appeal to the board decision. §39-10-114.5(1), Commendation ssor's Use Only) Tax Year Actual (if a protest was filed, please as:	and complete. 63 345-4266 03-693-1355 ator, pursuant to section 39-2-116, denies of of assessment appeals pursuant to the .R.S. Assessed Tax



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.

X	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 Warch, 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

nternal	l Abate	ment	Abatement #	16-080			Assessor Findings:									
etitioner:		COMPARK 190 LLC			Tax Year		2015	Assessor's Recommendation:								
		001111111111111111111111111111111111111			Protested?		Z	N Adjust. Parcel is metes and bounds transitional use, requiring further platting. Study period sales indicate a								
gent: etitioner's F	Joannost:	Erroneous valuation		· ·	Tax District		3342	3342 correct value to be \$40,000 per acre. R Moffitt								
					Tax Rate		12.4214%									
	Requested	value	 		, ast tiate			Abatement Results								
Origin <u>al</u>	Values						_	Abate	TICITE I	toouno	Assmt	Assd				
Parcel			Assmt_	Assd					01-00	Actual Val	Rate	Value	Tax Rate	Tax Amount	Refund	
Number	Class	Actual Val	Rate	Value	Tax Rate	Тах	Amount	Decision	Class	Actual Val	Nate	- Value				
									0500	\$ 194,000	29.00%	\$ 56,260	12.4214%	\$ 6,988.28	\$ 53,893.9	
R0480308	0520	\$ 1,690,128	29.00%	\$ 490,140	12.4214%	\$ 6	60,882.25	Approve	0520	\$ 194,000	29.0076		,2:,2:,7			
									Difference	ce Actual Value	Difference		Tax Rate		Refund	
									\$	1,496,128	\$	433,880	12.4214%		\$ 53,893.9	
								<u> </u>								
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ast Known	Physical Ins	nection Bv:	SWC	Date	2/16/16											
Staff Apprais		<u></u>	RRM	Date	2/17/16	3		<u> </u>					-	 		
Review App				Date				1	TUDY SE	l BIOD	Ann	raisal Date	 	Assessment [Date	
		Previous	Study Peri	od			URRENT	SALES S	TUDY PE	-KIUD	H— Abb	6/30/14		1/1/15		
		July 1, 2010	- June 30,	2012			July 1,	2012 - Jur	ie 30, 20	14	-	6/30/14				



Office of the County Assessor

Phone 303-660-7450 Fax 303-479-9751

Lisa Frizell, Assessor



16-080

RECEIVED
FEB 1 7 2016
Douglas County
Assessor's Office
301 Wilcox Street
Castle Rock, CO 80104

PETITION FOR ABATEMENT OR REFUND OF TAXES

County <u>Douglas</u>		Date Received_ Use Assessor's o	or Commissioners' D	ate Stamp
Section I: Petitioner, please complete Section I only Date: February 17, 2016 Month Day Year				
Petitioner's Name: Compark 190 LLC c/o Ste	ve Gruenler			
Petitioner's mailing address: _4600 S Ulster Street #1400				
Denver, CO 80237				
City or Town	State	Zip Code		
·	DDOOCBTV ADI	DECCOUNTY	TION OF PROBERT	~
SCHEDULE OR PARCEL NUMBER(S)		RESS OR LEGAL DESCRIP		
R0480308	TR IN NW1/4NW	1/4 8-6-66 LYING W OF CHA	MBERS RD 4.850 A	.W/L
Petitioner states that the taxes assessed against the above describe the circumstances surrounding the incorrect value.	re property for prope le or tax. Attach add	rty tax year <u>2015</u> is incorrect fo tional sheets if necessary.)	or the following reason	ons: (Briefly
Petitioner's estimate of actual value \$		nd \$ ()	
Value	Year	Value	(ear	
Petitioner requests an abatement or refund of the approp	riate taxes.			
I declare, under penalty of perjury in the second degree, to prepared or examined by me, and to the best of my known	ledge, information a	nd belief, is true, correct and co	omplete.	
Petitioner's Signature	Day	time Phone Number ()		
retitioner's Signature				
Ву	Day	time Phone Number ()		
Agent's Signature*	ı			
*Letter of agency must be attached when petition is submitted			report to coetion 30	2 116 denice
If the board of county commissioners, pursuant to section the petition for refund or abatement of taxes in whole or in provisions of section 39-2-125 within thirty days of the en	n part, the petitioner	may appeal to the board of as:	sessment appeals p	ursuant to the
Section II: Asse	essor's Recomm (For Assessor's			
Tax Year		Tax Year		
Actual Assessed	Tax	Actual	Assessed	Tax
Original				
Corrected				
Abate/Refund				
No protest was filed for the year:		otest was filed, please attach a c	copy of the NOD.)	
Assessor recommends denial for the follow		and the same and the same and an and	.,	
Assessor recommends demands the follow	mg reasonial.			
		Assessor's o	r Deputy Assessor	's Signature