Resolution No. R-016- 100

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

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 August 18, 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)
16-076	Vipin Malik
16-077	Christopher & Helene Stevens
16-082	James T. Caudill
16-101	Ampio Pharmaceuticals
16-125	Dipali Patel Living Trust
16-152	Dumont Park LLC
16-153	Dumont Park LLC
16-156	DBSI Chambers and Hess, et al.

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 11th day of October, 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 Cleri

Petitioner:	Vipin Malik	Agent:
Property Addr	ess: 3361 Westhaven Place	Abatement Number: 16-076
Assessor's Ori _ę	ginal Value: \$573,282 for tax year 2015	· · · · · · · · · · · · · · · · · · ·
Hearin	g Date: August 18, 2016	Hearing Time: 10:00 a.m.
1. The Doug	glas County Assessor was represented :	at the hearing by Wes Wade.
2. The Petiti	ioner was: a. present b. not present c. present/represented by d. not present/represented by	
3. Assess	or's Recommended Value: \$573,282 f	For tax year 2015.
Petitio	ner's Requested Value: \$520,000 for	tax year 2015.
4. Petitioner	r presented the following testimony and oof repair and hard wood floor repair; a	d documents in support of the claim: Petitioner submitted and three comparable sales. Petitioner testified that they

purchased the subject property for \$520,000 in March 2015; at the time of purchase, the roof was not in good

condition and the hard wood floors were damaged.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 a. \(\text{\t
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Residential
Total Actual Value: \$557,000 for tax year 2015.
Reasons are as follows: The reduction in actual value was recommended by the Assessor to reflect the condition of the subject property as of the assessment date of January 1, 2015. The new actual value is supported by comparable sales. The sale of the subject property cannot be considered because it occurred after the valuation date of June 30, 2014.
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 August 18, 2016 Date
Abatement Log No. 16-076

Review Apprai	ser:	P	revious St	tudy Perio	Date d			CURRENT	SALES ST	UDY PE	RIO	D	Appr	aisal Date		As	sessment D	ate_	
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etitioner's R					\$520,000	Tax Rate		8.9564%			_			<u> </u>				<u>. </u>	
etitioner's Re	equest:	Overvaluat	ion			Tax District		3251	Adjusted	at the 8	3/18/1	16 hearing base	d on sales	•					
gent:						Protested?		N	Original F	Recommo	enda	tion: Adjusted ne	ighborhood	d sales suppor	the 2015 val	lue.	Referee Re	comm	endatio
etitioner:	ttai Oi	VIPIN MAL	ik .		Abatement #	Tax Year		2015				occor i mamgo	. 10110						
'ransmi	IZ letti	heet			Abatement #	16-076					Δος	sessor Findings	· Revis	ed as per Re	feree's reco	mme	endation		



Office of the County Assessor Lisa Frizell, Assessor Phone 303-860-7450 Pax 303-479-9751 16-076

RECEIVED

FEB 0 9 2016

Dougles County

301 Wilcox Straffaessor's Office Castle Rock, CO 80104

PETITION FOR ABATEMENT OR REFUND OF TAXES

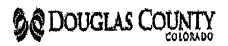
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Date: 02/0	8/2016	complete Section I onl	y.	E-mail vipin131@yahoo.co	m
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Pelitianer's r	malling address: 3	361 Westhaven Pla	¢é		
	Ranch, Colora				
	City or Taw		State	Zip Code	
SCHEDULE 2229-241	or Parcel Nun -10-016	BER(S)		DDRESS OR LEGAL DESCRIPTION haven Place	of Property
	<u> </u>		Highlands I	Ranch , Colorado 80126	
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Briefly desc Properti Signi We	nbo the dicumstan ty purcha injucant his request	essessed against the aboves cas surrounding the inco seed of the ghave value of the column of the co	property for prope	nery tax year and are incorrect tach additional sheets if necessary.) I be LOW away as a single taken and as a single tech and as a single tech and a set and a set a s	ct for the tollowing reasons: enced al- value.
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'elitioner's	estimate of actua	i value \$ 520,000 Va	alue	Year	
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orepared or	examined by me, al	nd to the best of my know	viedge, information	gether with any accompanying exhibits and belief, is true, correct and complet aylime Phone Number <u>(393)</u> 525	B .
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Fithe board on the petition for the petition of the petitions of the petition of the petitio	of county commission or refund or abatem I section 39-2-125 v	oners, pursuant to section nent of texes in whole or within thirty days of the ex	n 39-10-114(1), or li in part, the petitione ntry of any such dec	ne property tax administrator, pursuant r may appeal to the board of assessmi Islon. §39-10-114.5(1), C.R.S.	to section 39-2-116, denies ant appeals pursuent to the
Section II	i (For	Assessor's		imendation ře Use Only)	
1	Tax	Year		_	
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Gorrec Abate/Ref		Commence of the State of the St			
		enifiuo ea levorqqa abn	d above.		,
		·		was filed, please attach a copy of the NO	D.)
		nds denial for the follow		Joby I	Zamura L Ity Assessor's Signature

Petitioner: James T. Caudill & Galina G. Dervyanko	Agent:
Property Address: 3023 Oakland Drive	Abatement Number: 16-082
Assessor's Original Value: \$175,000 for tax year 2015	
Hearing Date: August 18, 2016 Hearing Time	: 9:00 a.m.
1. The Douglas County Assessor was represented at the hearing b	y Virginia Wood.
 2. The Petitioner was: a. □ present b. ⋈ not present c. □ present/represented by d. □not present/represented by 	
3. Assessor's Recommended Value: \$150,000 for tax year 201	5.
Petitioner's Requested Value: \$143,082 for tax year 2015.	
4. Petitioner presented the following testimony and documents in Petition for Abatement or Refund of Taxes that due to adverse poss the property, the actual land size is only 3.90 acres and not 4.77 acre	session from a fence on the entire east side of

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 \(\text{b} \). \(\subseteq \text{valuation using the cost approach; and/or } \) 								
☐a valuation using the income approach; and/or								
d. Sother Assessor recommends reducing the actual value to \$150,000 to reflect the negative influence from the encroachment along the east side of the property. The encroachment equals approximately 18% of the subject property. Petitioner agreed to the new actual value in a telephone call.								
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:								
Classification: Vacant land								
Total Actual Value: \$150,000 for tax year 2015.								
Reasons are as follows: Assessor recommended the reduction in actual value. The new actual value reflects the fact that a fence on the east side of the subject property has resulted in Petitioner's loss of a portion of his land due to adverse possession.								
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 August 18, 2016 Date								
Abatement Log No. 16-082								

[ransmi	ttal Sh	eet		Abatement #	16-082						ssor Findings			
Petitioner: JAMES CAUDILL Agent:					Tax Year	2015	Assessor'	s Recomi	mendation: Partial A	Approval- d	id not meet pe	titioner's esti	nate of value.	
					Protested?	Ν	Recomme	end reduc	ing the subject site v	value to \$15	60,000 to refle	ct the negativ	e influence from	the
etitioner's Re	enuest:	Acreage			Tax District	0570	encroach	ment alon	g the east side of th	e property.				
etitioner's R		·		\$143,082	Tax Rate	7.8858%								
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Office of the County Assessor Lisa Frizell, Assessor Phone 305-550-7480 Fax 303-478-9751



14-082

301 Wilson Street Caeta Rock, 60 total

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FEB 1 2 2015
Dougles County

PETITION FOR ABATEMENT OR REFUND OF TAXES

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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: W	ritten Mutual Agreement of Assessor and Petitioner (Only for abatements up to \$10,000)	
abatement or refund l	County authorize the Assessor by Resolution No. abatement or refund and to settle by written mutual agreement any such petition for in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal ce with § 39-1-113(1.5), C.R.S.	
The Assessor and P	etitioner mutually agree to the values and tax abatement/refund of:	I
	Tex Year 2015	
A	ctual Assessed Tax	ł
Original \$175,00	30 \$50,750 \$4,002.04	
Gorrected \$150,00	00 \$43,500 \$3,430.32	
Abate/Refund \$25,000	\$7,250 \$571.72	
applicable. Please contact	does not include accrued interest, ponalties, and fees associated with late and/or delinquent tax payments, if the County Tressurer for full payment information.	
Petitioner's Signature	Date 1/12/16	
Assessor's or Deputy Ass	56ssor Adjunature Date	1
Contract of School Vol.		
	etion iii does not apply) hty Commissioners of County, State of Colorado, at a duly and lawfu g held on// at which meeting there were present the following member Month Day Year	
of said County and Ad Petitioner County Commissione NOW BE IT RESOLV	eeting and an opportunity to be present having been given to the Petitionar and the Assessessor	
Year Assessed		
i	Chairperson of the Board of County Commissioners' Signatu	 170
in and for the aforeme	County Clerk and Ex-Officio Clerk of the Board of County Commission entioned county, do hereby certify that the above and foregoing order is truly copied from sings of the Board of County Commissioners.	nėrs
	EOF, I have hereunto set my hand and effixed the seal of said County	
thisda	y of Month Year	
	County Clerk's or Deputy County Clerk's Signatur	ro
Note: Abatements greater	than \$10,000 per schedule, per year, must be aubmitted in duplicate to the Property Tax Administrator for review	N,
Section V:	Action of the Property Tax Administrator (For all abatements greater than \$10,000)	
The action of the Bos	ard of County Commissioners, relative to this petition, is hereby proved in part \$ Denied for the following reason(s):	
Secretary's 8	Signature Properly Tax Administrator's Signature Date	

Agent:

Petitioner: Christopher & Helene Stevens

Property Address: 6/5 Red Pass Lane	Abatement Number: 10-077
Assessor's Original Value: \$1,655,747 for tax year 20	15
Hearing Date: August 18, 2016	Hearing Time: 1:00 p.m.
The Douglas County Assessor was represented	at the hearing by Peggy Gulam.
 2. The Petitioner was: a. present b. not present c. present/represented by d. not present/represented by 	
3. Assessor's Recommended Value: \$1,410,552	2 for tax year 2015.
Petitioner's Requested Value: \$999,000 for	tax year 2015.
80% of the windows in the subject property face the construction of the I-25 North Meadows extension of the subject is the only house on the street that looks	d documents in support of the claim: Petitioner testified that rear of the property; the view from every window is the construction; there are bright night lights for the construction; at the construction; the subject was purchased for \$930,000 in ablic knowledge and the realtor stated that the interchange was

5. The Assessor pro	esented the following testimony and documents in support of the Assessor's position:
b. □valuat	com sales of comparable properties which sold during the applicable time period; and /or ion using the cost approach; and/or ation using the income approach; and/or
	INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Classification:	Residential
Total Actual Value:	\$1,340,000 for tax year 2015.
Reasons are as follow interchange on the su	rs: A reduction in actual value is appropriate to reflect the negative impact of the new abject's view. Comparable sales support a reduction in actual value.
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. App Recommendations he	roved and the value of the subject property is reduced as set forth in the Findings and erein
ь. 🛭 Ар	proved in part as set forth in the Findings and Recommendations herein
c. \square De	enied after abatement hearing
d. 🗆 Ad	ministrative Denial is Granted
REFEREE:	
s/ Karen Smith Name	August 18, 2016 Date
Abatement Log No	o. 16-077

Transm	ittal Sh	neet		Abatement #	16-077		,		A	\sse	essor Findings:	Rev	vise	ed as per Re	eferee's rec	omi	mendation		<u>. </u>
etitioner:		CHRISTOPHER & F	ELENE S	TEVENS	Tax Year	ax Year		Original Recommendation: Subject property inspection 3/21/2016. Representative sales from subject's immediate											
Agent:					Protested?		N	Original Re	ecommen	datio	n: Subject property	inspection	n 3/2	21/2016. Repr	esentative sal	es fr	om subject's	imme	diate area
etitioner's R	lequest:	Overvaluation	Tax District		0251	have been	ave been analyzed and reduction in value is recommended. Referee Recommendation: Fur /18/16 hearing based on negative impact of new interchange on the subject's view and						ruπner aαju and compara	istea shle s	at the				
Petitioner's F		Value		\$999,000	Tax Rate	11	11.4086%)			COLLIGATION II	11101							
Original	Values							Abate	ment l	Res	sults								
Parcel			Assmt	Assd								Assmt		Assd					
Number	Class	Actual Val	Rate	Value	Tax Rate	Та	x Amount	Decision	Class		Actual Val	Rate		Value	Tax Rate	Ta	x Amount	.!	Refund
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R0437666	1112 1212	\$ 295,609 \$ 1,360,138	7.96% 7.96%		11.4086% 11.4086%		2,684.44 12,352.09		1212	\$	1,044,391	7.96%		83,130			9,483.97		2,868.12
	1212	\$ 1,655,747	7.3070	\$ 131,800		\$	15,036.53	Partial	1212	\$	1,340,000	7.00,75	\$	106,660		\$	12,168.41		2,868.12
									Differen	ce A	actual Value 315,747		ee A	ssd Value 25,140	Tax Rate 11.4086%			Ref	fund 2,868.1
Last Known P	er.	ection By:	PLG PLG	Date Date	3/21/16 4/19/16														
Review Appra	iser:	Previous S	BAW	Date	4/29/16		CURRENT	I SALES ST	UDY PE	RIO	D	App	rais	sal Date		As	sessment D	⊥ ate	
	+	July 1, 2010-			 			2012 - Jun						0/14			1/1/15		



Office of the County Assessor Liss Frizell, Assessor Phone 203-500-7450 Pec 203-479-0781 16-077

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Daugise County

301 Wilcox Street Cents Rock, do solo:

PETITION FOR ASATEMENT OR REFUND OF TAXES

COUNTY Decre	alga Ccun	<i>3</i> 74	Data 1-	15-16	Received Use Assessors or Commissioners Dale Stamp
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Pelilonere mailing e	address: 675	Rep	<u>}}}55</u>	MIE	
	CAST	LE KOCK	<u> </u>	080	08
	City or Town		State		Zip Code
Schedule or PA WK-1245	ACEL NUMBER(8) -10 ペンパ			real.	or legal description of property ASS LANG
- March - March	lelefo		مى ئەتىيىتىنى بىلىدە ئۇنىيانىڭ ئىلىمىنىسىدە		
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FVALUA	TTON OF "	4-85 € \$5.6	to V	ncue	IS TOO HIGH. PLEASE
SEE A	hached	EUALU.	ATON	5,	
Petitionar's estima	in of notural value \$,	ପ୍ରଦ୍ର Valu	000	2.015 Year	
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AND SOUTH STATES I	ally at marker in the a	seand deares, th	at ihis petillon.	, logatier wit on and belief	i any accempanying exhibits or statements, has been , is true, comest and complets.
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Patitione	the second second		******************************	paymin i ii	Ald Harris .
Ni	•			Davilma Ph	one Number ()
Ву	Agent'e Signature)		enimer.	
*Letter of agonoy exa	at be alterthou when pb	titiou in anpulities	L		an and the Asset A . B
4Rm withflick like calleto	ly commissioners, put id or absternent of tax 1394-125 within Utilit	an in whole or in	Bart. The collis	oner mary act	iy lax edminisinator, pursused to scotion 36-2-110, deckes hed to the transf of seconsment sposes pulcuant to the 1-11-114.5(1), C.R.S.
Section II; (For	Asses	or's	Rec Asses	onimenda _{For} a Use O	tion nly)
Tax		Year			M
	Actual		Assessed		<u>Tex</u>
• Original .					
Corrected , Abstracted ,		weeks us	***************************************	neces text	
	renominance appr	benittee es lave	above,	VY	
				est was flied,	pleuse attach a copy of the NQD.)
	r revoluisienda denle				Assessor's Signature
					U market plant and a second

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:	Section III: Written Mutual Agreement of Assessor and Petitioner (Only for abatements up to \$10,000)									
abatement o	titions for abater	ment or refund and mount of \$10,000 o i § 39-1-113(1.5), C	County authorize the Assessor by Resolution No. to settle by written mutual agreement any such petition for I less per tract, parcel, or lot of land or per schedule of personal C.R.S.							
The Assess	or and Petition	er mutually agree	to the values and tax abatement/refund of:							
		Tax Year 2015								
	Actual	Assessed	Ian							
Original	\$1,655,747	\$131,800	\$15,036.53							
Corrected	\$1,410,552	\$112,280	\$12,809.57							
Abate/Refund	\$246,195	\$19,520	\$2,226.96							
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.										
Petillongr's Al	gnature	~ /	Date							
Ma	y Van		515/16							
Assossor's of	Oopuly Assessor	s Signature	Date							
WHEREAS	pleted if Section III the County Cor	does not apply) mmissioners of on/	County, State of Colorado, at a duly and lawfully at which meeting there were present the following members:							
with notion	of such modified	and on apportunity	to be present having been given to the Petitioner and the Assessor							
	nty and Assesse		(being present-not present) and							
	•		Name (heling present—not present), and WHEREAS, the said							
County Con	Petitioner									
Year	Assessed Value	Taxes Abate/Refe	fund .							
			Chairperson of the Board of County Commissioners' Signature							
in and for th	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 WITNES	S WHEREOF, I	have hereunto set	my hand and affixed the seal of said County							
this	day of	Month	Year							
		MANN	County Clerk's or Deputy County Clerk's Signature							
Males Abeles	County Clerk's or Deputy County Clerk's Signature Note: Absternents greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.									
Note, Apater	mino Matinai Alani 2	121040 bet gesterrang ho								
Section V:		(For all	ne Property Tax Administrator							
The action Approve	of the Board of ed	County Commission I in part \$	ners, relative to this petition, is hereby Denied for the following reason(s):							
	Secretary's Signatur		Properly Tax Administrator's Signature Data							
1 '	sem and it as Gibling m	v	p-r-y ,							

18-DPT-AR No. 920-68/11

Petitioner:

Ampio Pharmaceuticals

Agent: Cory Morris

Property Address: 373 Inverness Pkwy., Suite 200, Englewood Abatement Number: 16-101
Assessor's Original Value: \$3,339,216 for tax year 2015
Hearing Date: August 18, 2016 Hearing Time: 11:00 a.m.
1. The Douglas County Assessor was represented at the hearing by Christie Miller.
 2. The Petitioner was: a. □ present b. □ not present c. □ present/represented by d. ⊠not present/represented by Cory Morris
3. Assessor's Recommended Value: \$3,339,216 for tax year 2015.
Petitioner's Requested Value: \$757,356 for tax year 2015.
4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: a rendition was filed in March 2015 reporting all equipment; after receiving the tax bil Petitioner questioned whether all equipment should have been reported and this abatement was filed; Petitioner is biopharmaceutical company in the process of developing an arthritis drug; Petitioner has a patent for the drug, pending approval from the FDA; the requested value comprises the office equipment only and not the production line used for drug production; the batch production records reflect that drug vials were sent to the FDA in June, July and December 2015; the Petitioner's timeline reflects that they moved into their current space on 7/21/14; some equipment was in place in 2014 and all was in place in 2015; there were no test runs in 2014; a BAA case involving Adams County involving the conversion of biomass into syngas and diesel fuel held that the assets were exempt from business personal property tax because the property was in a test or shakedown mode prior to being

put into service; the FDA has said that approval will not be received until late 2017 or 2018; in a recent Board meeting, it was reported that there have been issues with the testing; in 2014, no product had been run; and the equipment cannot be re-sold if FDA approval is not received because the equipment would be contaminated.

5. The As	sessor presented the following testimony and documents in support of the Assessor's position:
a.	☐data from sales of comparable properties which sold during the applicable time period; and /or
Ъ.	Uvaluation using the cost approach; and/or
c.	□a valuation using the income approach; and/or
d.	Nother On the abatement petition, Petitioner's representative stated that a large portion of the fixed assets reported on the 2015 Declaration was in R&D test mode and no product has been commercially produced, with FDA approval scheduled to be announced in early 2017. Michael Krueger from the Colorado Division of Property Tax stated in a phone call with the Assessor: "Research and development, testing, and proof of concept property is taxable once it is used; there is no requirement that the property be used in commercial production or produce an income stream." Assessor inspected the subject premises on 6/23/16 and noticed that certain leasehold improvements had not been reported. C.R.S. Section 39-3-118.5 exempts certain business personal property from tax until it has been first used in the business. Criteria #3 listed in the Assessor's Reference Library applies to the Petitioner; it states "Personal property that is on-site but has not initially been put into service qualifies for this exemption. The exemption also applies to property that is in a test or "shakedown" mode prior to being put into service. However, once personal property is put into service to function for its intended use it no longer qualifies for the exemption. This intended use may include testing property, research and development property, proof of concept property, and safety/emergency property. Personal property that is removed from service does not qualify."
	EREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND VALUE OF THE PROPERTY ARE:
Classification	n: Personal Property
Total Actual	l Value: \$3,339,216 for tax year 2015.
exempt from business after property wa June, July an equipment v	as follows: Colorado Revised Statutes Section 39-3-118.5 states: "business personal property shall be in the levy and collection of property tax until such business personal property is first used in the er acquisition." Petitioner's representative and the Assessor disagree as to when the subject personal is "first used." Petitioner states that the equipment was not used until the test vials were produced in and December 2015. The Assessor states that Petitioner stated in discussion and on its timeline that the was used in test runs in 2014. If the subject personal property was used for testing in 2014, then the onal property is taxable for 2015.
IT IS THEF	REFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
	. Approved and the value of the subject property is reduced as set forth in the Findings and dations herein
Ъ	o. Approved in part as set forth in the Findings and Recommendations herein
c	. 🛮 Denied after abatement hearing
d	1. Administrative Denial is Granted

REFEREE:

s/ Karen Smith
Name

August 18, 2016

Date

Abatement Log No. 16-101

Transmittal Sheet Abatement #				Abatement#	16-101		Assessor Findings:									
The state of the s					Tax Year		5 Assessor's Recommendation:									
					Protested?	N	Deny/201	5 Apprais	er recommends the	abatemen	t be denied. T	ne reference	d C.R.S. 39-3-11	.8.5 is not		
etitioner's Re	guest	Assets			Tax District	3098	applicable	to this ac	count. Equipment up to used for an incon	ised for re	search and dev	elopment is 1	taxable, there is	no requirem		
					Tax Rate	9.5814%	mat me e	darbment	pe useu ioi ali incon	ne sueam	or commercial	production.				
riginal V								Abatement Results				<u>-</u>				
Parcel	<u> </u>		Assmt	Assd						Assmt	Assd					
Number	Class	Actual Val	Rate	Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Rate	Value	Tax Rate 0.0000%	Tax Amount	Refund		
	·															
P0511364	2410	\$3,439,216	29.00%	\$997,370	9.5814%	\$95,562.01	Deny	2410	\$3,439,216	29.00%	\$997,370	9.5814%	\$95,562.01			
ess Business Ex	emption	\$(100,000)	29.00%	\$(29,000)	1.8774%	\$(544.45)			\$(100,000)	29,00%	\$(29,000)	1,8774%	\$(544.45)			
Ending Value		\$3,339,216		\$968,370		\$95,017.56			\$3,339,216		\$968,370		\$95,017.56	:		
								Difference	Actual Value	Difference	Assd Value			Refund		
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ast Known Phy	vsical Inspe	ction By:														
taff Appraiser:			CLM	Date	3/16/16											
eview Apprais			KAM	Date	3/16/16		L			النيسيا				<u> </u>		
		Previous St July 1, 2010 -	udy Perio	d		CURRENT S	SALES ST 012 - June				aisal Date /30/14		Assessment Da	ite		

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16-101

204 Williams Blanc

RECEIVED
MAR 1 0 2016
Douglas County
Assessor's Office

Office of the County Assessor Lisa Prizell, Assessor Phone 303-850-7450 Pax 303-479-9751

301 Wilcox Street
03-179-9751

September 201-179-9751

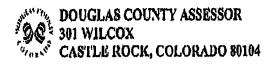
September 201-179-9751

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September 201-179-9751

County Douglas	To the second section of the section of the second section of the section of the second section of the section	Date	Repaived_ Use Assessor's or Commissioners' Date Stimp
	r, please complete Section i c	inly.	•
Date: 03-09-16 Month Politioner's Name: Af	Day Year MPIO PHARMACEUTICA	LS	E-mail Cory, morris@rsmus.com
	dress: 373 INVERNESS P		
ENGELWOOD, C			
C	lly ar Town	Sigle	Zip Goda
Schedule or Par 223102204014	CEL NUMBER(S)		PDRESS OR LEGAL DESCRIPTION OF PROPERTY NESS PKWY STE 200, ENGLEWOOD, CO
p05113	64	****	
Politiques aboles that t (Brighy despitos the c	he loxes assessed egainst the i	ebove property for prop correct value or lax. Al	arty tax year <u>2015</u> are incorrect for the following reasons: tach additional sheets if necessary.)
In 2016 Amplo re	eported all of its fixed ass	ets located at its fe	cility on its 2016 tangible personal property declaration.
T '			ode and no product has not been commercially produced.
	4 1 4 4 1	•	Admisitration (FDA) to commerceally produce their product
* 1	scheduled to be annough	77-71	return earlier earlier (Any
Politioner's astimate	of ectual value \$ 757.35	6 20 Velue	IS \ Year
		,	THAT
•	abatement or relund of the app	-	
l declare, under panal propered or examined	ly of perjury in the second degra by me, and to the best of my to	es, that this patition, tog nowledge, information a	ether with any accompanying exhibits or stotements, has been and ballef, is line, correct and complete.
Politianer	s Signature	Da	ytime Phone Number []
	Manua	_	
ByYB	Agent'e Signature'	Da	ytime Phone Number (303) 298-6480
-	patheolises when pathlon is subm	nlited.	
the ballton for relund	commissioners, pursuant to sec or abatament of laxes in whole 19-2-125 within thirty days of the	or in part, the patitioner	is property lax administrator, pursuant to section 39-2-116, denies tray appeal to the board of assessment appeals pursuant to the alon. §59-10-114.5(1), C.R.B.
Section il: (For	Assessor's		mendation 's Use Only)
Tax	Year		
* * * *	Voint	Apponged	Tex
isniginū			The state of the
Gorracted Abate/Refund	EXPENSION NUMBER STATES	A territoria per a servicio de la compansa de la co	And the state of t
	ecommende approval se outil	ned above.	we for your day, you wanted the state of the said for the
	•		vas filed, please attach a copy of the NOD.)
•	acommends danial for the foll		-4.D
			Assessor's/or Deputy Assessor's Signature
			1

. APPOINTMENT OF AGENT



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

This form may be used to name a tax agent to represent you on property valuation matters for the current year.

Please read the instructions carefully. The Owner of record must sign this form.

STEP 1:	Owner's name	
OWNER'S NAME	AMPIO PHARMACEUTICALS	•
AND ADDRESS	Current mailing address (number and street)	
	373 INVERNESS PKWY #200	
	City, State, and Zip Code	Daytime telephone
	ENGLEWOOD, CO 80122	(720)437-6500
STEP 2: DESCRIBE THE PROPERTY	All property listed for this owner at	the above address
	In the following property (give parce)	# or legal description)
Attach additional pages if	Parcel # 223102204014	
necensury		
STEP 3: SPECIFY THE AGENT'S AUTHORITY	Authorization to act on my behalf f	
FOR PROPERTY VALUATION MATTERS	Mail all correspondence regarding to named agent	his protest to the below
	If an on site inspection is necessary agent	, contact the below named
	Other action (specify)	
STEP 4:	Agent's name	
NAME THE	Cory Morris, RSM US LLP	
AGENT FOR	Current mailing address (number and street)	
PROPERTY TAX	555 17th Street, Suite 1000	
MATTERS	City, State, and Zip Code	Daylime telephone
	Denver, CO 80202-3980	(303) 298-6480
STEP 5:	Print Owner's Name	Date 0.046
OWNER'S SIGNATURE	Gregory Gould	2/8/16
	Owner's Signature	Contact Phone Number
REQUIRED	mall The	720-437-6513

This form must be signed by the property owner or by a corporate officer of the company. If this form is signed by a corporate officer, documentation must be attached to this Appointment of Agent. Documentation may include a copy of a corporate filing, as filed with the Secretary of State indicating the signee is an authorized corporate officer for the property ownership as indicated in the Assessor's records.

Property Address: 10840 Sundial Rim Road Abatement Number: 16-125 Assessor's Original Value: \$1,021,581 for tax year 2015 Hearing Date: August 18, 2016 Hearing Time: 10:00 a.m.
Hearing Date: August 18, 2016 Hearing Time: 10:00 a.m.
1. The Douglas County Assessor was represented at the hearing by Dave Buchanan.
 2. The Petitioner was: a. □ present b. ☒ not present c. □ present/represented by d. □not present/represented by
3. Assessor's Recommended Value: \$1,021,581 for tax year 2015.
Petitioner's Requested Value: \$950,000 for tax year 2015.
4. Petitioner presented the following testimony and documents in support of the claim: Petitioner submitted a letter stating that the actual value is very high when compared to his immediate neighbors; 10830 Sundial Rim Road cost \$298,000 more than the subject, has a fully finished basement, a full three-car garage, and is valued at \$1,029,043; 10824 Sundial Rim Road is the exact model as the subject and is valued at \$948,894.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 a. ⊠data from sales of comparable properties which sold during the applicable time period; and /or b. □valuation using the cost approach; and/or c. □a valuation using the income approach; and/or d. □other
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Residential
Total Actual Value: \$1,021,581 for tax year 2015
Reasons are as follows: The subject property was purchased on October 22, 2013 for \$1,002,200; which time adjusts to \$1,068,746 as of June 30, 2014. The subject property's actual value of \$1,021,581 is below the time-adjusted sale price. Comparable sales support the Assessor's determination of actual value.
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 August 18, 2016 Date
Abatement Log No. 16-125

[ransmi	ttal Sh	eet		Abatement#	16-125					Asse	essor Findings:	:		
etitioner:		DIPALI PATEL LIVIN	G TRUST	Γ	Tax Year	2015	2015 Assessor's Recommendation: Deny							
gent:					Protested?	N	Upon revi	ew of the	subject property, con nined that the 2015 N	nfirmation	of characteristic	cs and analy	sis of the adjuste	d comparal
etitioner's R	equest:	Overvaluation			Tax District	3251	sales it w	as determ	lined that the 2015 N	IOV is sup	ported.			
etitioner's R	equested \	/alue		\$950,000	Tax Rate	8.9564%	1							
Original \	3,						Abater	nent R	esults					
Parcel			Assmt	Assd				. [Assmt	Assd			
Number	Class	Actual Val	Rate	Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Rate	Value	Tax Rate 0.0000%	Tax Amount	Refund
R0479240	1112	\$261,907	7.96%	\$20,850	8.9564%	\$1,867.41		1112	\$261,907	7.96%	\$20,850	8,9564%	\$1,867.41	
	1212	\$759,674	7.96%			\$5,415.94		1212	\$759,674	7.96%	\$60,470	8.9564%		
		\$1,021,581		\$81,320		\$7,283.35	Deny		\$1,021,581		\$81,320		\$7,283.35	
								Differenc	e Actual Value	Difference	Assd Value	Tax Rate		Refund
									\$-		\$-	8.9564%		
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											•			
ast Known Ph	ysical Inspe	ction By:	MDW	Date	10/21/13									
taff Appraiser			DSB	Date	6/8/16				-					
Review Appraiser: BAW Date			BAW udy Perio		6/14/16	CURRENT S	L	LIDY DEC	YOK:		aisal Date		Assessment Da	

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16-125 (1/6)

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APR 0 4 2018

Douglas County Assessor's Office

Office of the County Assessor Lise Prizell, Assessor Phone 305-660-7450 Pax 303-479-9761

301 Wilcox Broat 01-479-9761 Carde Rock, CO 50/01 PETITION FOR ABATEMENT OR REFUND OF TAXES

County Douglas	Data	Received
		Use Assessor's or Commissioners' Date Stemp
Section I: Politioner, please complete Section I only. Date: April 04 2016	1	_{E-mail} ppatel9877@gmall.com
Month Day Your		
Politioner's Name: Dipuli Patel Living Trust		and the second s
Pelitioner's melting address: 10840 Sundial Rim Road		The state of the s
Highlands Ranch, Go. 80126		
City or Town	Clato	Zip Code
schedule or fargel Number(8) 222822201036	Property Addre 10840 Sundial R	iss on Legal description of Property Lim Road Highlands Ranch, Go. 80128
6479240		
Patitioner states that the laxes assessed against the above (Briefly describe the draumstances aurounding the Inconsc	a value of lox. Anach	Buditonsi sheqis if necessary.)
- sec AH	ached I	efer —
Potitioner's estimate of actual value \$ \$950,000 Value	2015 Yedi	
Politioner requests an abatement or refund of the oppropriat	a taxes,	
I declare, under penalty of perjury in the second degree, the prepared or examines by me, and to the best of my knowled	loe, information and b	r with any accompanying exhibits or statements, has been elief, in true, correct and complete. Phone Number 1847-668-5046
Signaturo 8ignaturo		
Agent's Signature'	Daytime	Phone Number ()
Teller of allows must be stracted when beligion is enjumithed. Teller of allows must be stracted when beligion is enjumithed.	•	
	art. the politioner may	perly tax administrator, pursuant to section 39-2-116, denies appeal to the board of assessment appeals pursuant to the 336-10-114.6(1), C.P.S.
Section II: Assessor's	Recommon the Protesta	
Tax Year		
<u>leuloA</u> .	15606064	<u>Tar</u>
Original		an aumatan tala da tala Anara, an ara
Corrected	44	
Abate/Refund Assessor recommends approval as outlined a	bove.	Dec 2 - 100
No protest was filed for the year:		ind, please attach a copy of the NOD,)
Assessor recommends denial for the following		Lise mall
		Assessor's or Deputy/Assessor's Signature

Petitioner: Dumont Park LLC	Agent: Mike Shafer
Property Address: 12365 Dumont Way	Abatement Number: 16-152
Assessor's Original Value: R0329637: \$303,797 for tax	year 2015. R0329638: \$600,000 for tax year 2015.
Hearing Date: August 18, 2016	Hearing Time: 1:00 p.m.
The Douglas County Assessor was represented at	the hearing by Becky Dockery.
 2. The Petitioner was: a. ☐ present b. ☐ not present c. ☐ present/represented by d. ☒not present/represented by Mile 	ke Shafer, who also was not present.
3. Assessor's Recommended Value: R0329637: \$2015.	\$303,797 for tax year 2015. R0329638: \$600,000 for tax year
Petitioner's Requested Value: \$550,000 comb 2015.	oined value for schedules R0329637 & R0329638 for tax year
4. Petitioner presented the following testimony and administrative denial.	documents in support of the claim: Petitioner requested an

5. The Assessor pre	esented the following testimony and documents in support of the Assessor's position:
b. □valuati c. □a valua	om sales of comparable properties which sold during the applicable time period; and /or ion using the cost approach; and/or ation using the income approach; and/or Petitioner requested an administrative denial.
	INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Classification:	Commercial
Total Actual Value:	R0329637: \$303,797 for tax year 2015. R0329638: \$600,000 for tax year 2015.
Reasons are as follow	rs: Petitioner requested an administrative denial.
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. Appr Recommendations he	roved and the value of the subject property is reduced as set forth in the Findings and erein
b. 🗆 Ap	proved in part as set forth in the Findings and Recommendations herein
c. 🗆 De	enied after abatement hearing
d. 🛭 Ad	ministrative Denial is Granted
REFEREE:	
s/ Karen Smith Name	August 18, 2016 Date
Abatement Log No	o. 16-152

Transmit				Abatement #	16-152					Asse	ssor Findings:	·		
Petitioner:	Ē	DUMONT PARK LLC	:	·	Tax Year		Assessor's Recommendation: DENY							
Agent:	ent: MIKE SHAFER						NAGENT PROVIDED INSUFFICIENT DATA TO WARRANT AN ADJUSTMENT TO VALUE.							
Petitioner's Re	quest: C	Overvaluation			Tex District	3253	i	•						
Petitioner's Re	equested Va	alue		\$550,000	Tax Rate	8.9564%				, 		_ .	·	
Original V	alues				. 1		Abaten	nent F	Results					
Parcel			Assmt	Assd	İ					Assmt	Assd			
Number	Class	Actual Val	Rate	Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Rate	Value	Tax Rate 0.0000%	Tax Amount	Refu
R0329637	0200	\$303,797	29.00%	\$88,100	8,9564%	\$7,890.59	Deny	0200	\$303,797	29.00%	\$88,100	8.9564%	\$7,890.59	
											-			
														-
R0329638	2135	\$311,017		\$90,190	8.9564%	\$8,077.78		2135	\$311,017		\$90,190	8.9564%		
	2235	\$288,983 \$600,000		\$83,810 \$174,000	8.9564%	\$7,506.36 \$15,584.14		2235	\$288,983 \$600,000	29.00%	\$83,810 \$174,000	8.9564%	\$7,506.36 \$15,584.14	
Totals		\$903,797		\$262,100		\$23,474.73		-	\$903,797		\$262,100		\$23,474,73	
Totals		Φοίο, 101												
								Differen	ce Actual Value	Difference	Assd Value	Tax Rate 8,9564%		Refund
	-						 		\$-	 - 	-⊅-	0.9304%		· ·
Last Known Phy	ysical Inspec	tion By:		Date										
Staff Appraiser:			BSD	Date	6/14/16									
Review Apprais				Date			<u></u>	1			-il Data	ļ	A	
		Previous St July 1, 2010-	udy Period	d	ļ	CURRENT	SALES ST 1012 - June			- Abbu	aisal Date /30/14	 	Assessment Da	це

.

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED

JUN 0 1 2018

Douglas County Assessor's Office

HD

County: DOUGLAS	~~~~~~~~				Date Received	
					(Use Assessors a	or Commissioners' Date Stamp)
Section I: Patition	ner, pleas	se complete	Saction (o	nlu.		
	· · -	•	, 000((0)), (0)		152	
Date: MAY	31	2016		φ	~13 ~	
Month	Day	Year				
Pelitioner's Name:	DUMON'	T FARK, LLC				
			CHARGO STO	2 DAGY MEADAIN	D.D. 6 455	
Pelitioner's Mailing		- OIO - MINE	2UIA.EL + 413	3 FAUN MEMUUM	•	
LONE	TREE		(COLORADO		0124
City	y or Town			State	2	ip Code
SCHEDULE OR PAI	RCEL NUN	IBER(S)	PROPERTY	ADDRESS OR	LEGAL DESCRIPT	ION OF PROPERTY
R0329637 & R032963				ONT WAY , LITTLE		
mperiorate profesional statements, and			/ ************************************			
	- 107 - 10 - 10 - 1			*********		
***************************************					***********************	*************************************
above property for	the prope in lavied e etvaluatio	rfy tax year proneously m. Altach a	2015 or illegally, wi	are incorrect the	or the following re roneous valuation	laxes assessed against the asons: (Ariefly describe why , Irregularity in levying,
•						
Petitioner's astim	ate of val	lue:	\$ 550,000	(20	15)	
			\$ 550,000 Valu	ie Ye	IBI	
	bean pre					rany accompanying exhibits ie, information, and ballef, is
				Dayline Pho	ne Number ()
Potitioner's	Signature	1		Email		
#. V C		\	•	· · · · · · · · · · · · · · · · · · ·		
Ву	<u> </u>	ملاي	<u></u>	Daylime Pho	ne Number <u>(303</u>) 550-8815
Agent's Sign	ature.			Email PTRC@	COMCAST.NET	
					 	<u> </u>
*Letter of agency mus	i be atlach	ed when petit	lon is submille	d by an agont.		
	elund or abi	stement of taxe	s in whole of in	part, the Pellioner	may appeal to the Bo	tor, pursuant to § 39-2-116, C.R.S., and of Assessment Appeals pursuant), C.R.S.
Section II:		Ass	essor's Re	ecommenda	tion	
Trice assertable		·		or's Use Onlyj		:
		Tax Year				
	Acwal	Asso		Táx		;
	الزائمين	LIEST.		-		
Original						
Carmaind						
Corrected				· · · · · · · · · · · · · · · · · · ·		
Abate/Refund		era promounali/de				
Assessor reco	mmends	approval a	s outlined a	bove,		•
If the request for abate profest to such valuation	mont is base no has been	ed upon the go Not a bott bytt	ounds of overval lice of Determin	luallon, no abalenx akon has been mai	eni or refund of taxes s led to the taxpayer. § :	theil be made if ith objection or 39-10-114(1)(a)(l)(D), C.R.S.
Tax year: Pi	rotest?	No □Y	os (if a protosi	was filod, ploaso	attach a copy of the	NOD.)
Assessor reco	mmends	denial for	the following	g reason(s):		0 1
					Thu	Varmed
					Appended of	oputy Associator's Signature
15-DPT-AR No. 920-6	0/15					

Petitioner:	Dumont Park LLC	Agent: Mike Shafer
Property Add	ress: 12365 Dumont Way	Abatement Number: 16-153
Assessor's Or	iginal Value: R0329637:\$310,000 for tax year 2	014. R0329638: \$525,000 for tax year 2014.
Heari	ng Date: August 18, 2016 Hearin	ng Time: 1:00 p.m.
1. The Do	nglas County Assessor was represented at the h	earing by Becky Dockery.
2. The Peti	tioner was: a. □ present b. □ not present c. □ present/represented by d. ⊠not present/represented by Mike Sha	fer, who also was not present.
3. Asses	ssor's Recommended Value: R0329637: \$310,0	000 for tax year 2014. R0329638: \$525,000 for tax year
Petiti 2014.	oner's Requested Value: \$550,000 combined	value for schedules R0329637 & R0329638 for tax year
4. Petition administrativ		ments in support of the claim: Petitioner requested an

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. \(\subseteq \text{other Petitioner requested an administrative denial.} \)
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Commercial
Total Actual Value: R0329637: 310,000 for tax year 2014. R0329638: \$525,000 for tax year 2014.
Reasons are as follows: Petitioner requested an administrative denial.
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 August 18, 2016 Date
Abatement Log No. 16-153

Fransmit	ttal Sh	eet		Abatement#	16-153		<u> </u>			Asses	ssor Findings				
etitioner:		DUMONT PARK LLC			Tax Year	2014	Assessor'	Assessor's Recommendation: DENY							
gent:		MIKE SHAFER			Protested?	N	N R0329637 - A PROTEST WAS FILED IN 2013. NO UNUSUAL CONDITIONS TO ISSUE AN INTERVENING YEAR CHANGE. R0329638 - INSUFFICIENT DATA PROVIDED BY AGENT TO WARRANT A CHANGE IN								
etitioner's Re	equest	Overvaluation			Tax District	3253	YEAR CH	IANGE, R	(USZ9038 - INSUFF)	CIENT DA	IA PROVIDEL	DI AGENT	10 WARROWY	1 CI 1/4 1 C	
	ditioner's Requested Value \$550,000					9.6996%	V/ 12.0 ja.						. <u> </u>	<u> </u>	
Original V							Abater	nent Re	esults						
Parcel	Linco		Assmt	Assd						Assmt	Assd				_
Number	Class	Actual Val	Rate	Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Rate	Value	Tax Rate 0.0000%	Tax Amount	Refun	ď
R0329637	0200	\$310,000	29,00%	\$89,900	9.6996%	\$8,719.94	Deny	0200	\$310,000	29.00%	\$89,900	9,6996%	\$8,719.94		\$
R0329638	2135	\$373,221	29.00%					2135	\$373,221		\$108,230	9.6996%	\$10,497.88		
	2235	\$151,779 \$525,000	29.00%	\$44,020 \$152,250		\$4,269.76 \$14,767.64	Deny	2235	\$151,779 \$525,000	29.00%	\$44,020 \$152,250	9.6996%	\$4,269.76 \$14,767.64		7
Totals		\$B35,000		\$242,150		\$23,487.58			\$835,000		\$242,150		\$23,487.58		\$
								Difference	e Actual Value	Difference	Assd Value	Tax Rate		Refund	_
								Difference	\$-		\$-	9.6996%			4
ast Known Ph	vsical Insp	ection By:	·	Date											
staff Appraiser			BSD	Date	6/14/16										
Review Apprais		Previous S				CURRENT :					aisal Date		Assessment Da	ite	
		July 1, 2008-	June 30, 2	010		July 1, 2	2010 - Juni	30, 2012	2	6/	30/12		1/1/14	966-31-32-32-32-32-32-32-32-32-32-32-32-32-32-	Sec.

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PETITION FOR ABATEMENT OR REFUND OF TAXES

Ş	PETITION	FOR ABATE	ement or re	FUND OF	TAXES	RECEIVED
County: DOUGLAS				Date Received	r Commissioners' Date Stan	JUN 0 1 2016
<u>Section I:</u> Petition	ner, please co	mplete Section I	only,	•		Dougles County
Date: MAY	31 2016	}	only.	52		Assessor's Office
Month	Cay Yea		(4			THE PERSON NAMED OF THE PE
	DUMENT DAR	KNC		• •		HD
Petilioner's Name:	AND THE PARTY OF T	MANUE ENAFED. O	O PAIO DARL VIRAD PEC	Q # 133		
Petitioner's Malling LONE	Address:	I - MING GIRA GIZ - 4	233 PARK MEADOWS D		0124	
	y or Town		State		p Code	
SCHEDULE OR PAI R0329837 & R092980	rcel Number	1-7	RTY ADDRESS OR LE JMONT WAY , LITTLETO		on of property	Jahapapaga
above property for the taxes have bee	the property to an levied erron vervaluation. A	ex year <u>2014</u> equaly or illegally,	are incorrect for	the following re	taxes assessed again esons: (Briefly describ , inegularity in levying,	st the e why
Overvalu	(AC-1807)					
Petitioner's estin	nate of value:	\$ 550,000	/glue Year	ب	•	
I declare, under pa or statements, has true, correct, and t	s been prepare	y in the second de d or examined by	me, and to the best	of my knawled	any accompanying ex e, information, and bei	lef, is
,Petitioner's	Standarina		_ Daytime Phono	Number (
ما ا	el diferent	•	Email		<u> </u>	
By Milos	July -		Daytime Phone	Number (303	y 550-8815	
Agont's Bigi	natura ^v \		Email PTROGO			•
*Letter of agency mu	at be attached w	ndoe el nolitico ced		A STATE OF THE STA		
Fine Board of County	Commissioners,	pursuant to § 39-10-1	(4) C.R.R. Artha Pron	ay modesi to mg si	olor, pursuant to § 39-2-110, pard of Assosament Appeals 1), C.R.S.	C.R.S., pursuani
Section II:			Recommendati	on		
	Ti	x Year				
	Actual	A150550d	194			·
Original						1
Corrected						
Abete/Refund			www.thereforces.temp1018			
Assessor rec						
If the request for about protest to such value	oment is based w lon has been filed	oon the grounds of over and a Notice of Deter	ervaluation, no abelemen mination has been maile	l or refund of laxes d to the laxpayer, §	shall be made if an objection 39-10-114(1)(a)(l)(O), C.R.S	i or
Tax year:	Protest? 🔲 No	Yes (if a pro	olast was filed, plasse a	ltach a copy of the	NOD.)	
Assessor rec	ommands de	nia) for the follow	ving reason(s):	ر اسر		1
				ASSOSSOFSAT	Dophily Associate Signature	10
15-DPT-AR No. 920	-66/15		The state of the s	U	and the state of t	

Petitioner: DBSI Chambers and Hess LLC et al.	Agent:
Property Address: Vacant Land Douglas County, CO	Abatement Number: 16-156
Assessor's Original Value: \$2,705,664 for tax year 2015	
Hearing Date: August 18, 2016 Hearing Time	e: 2:00 p.m.
1. The Douglas County Assessor was represented at the hearing b	by Rob Moffitt.
 2. The Petitioner was: a. □ present b. ⋈ not present c. □ present/represented by d. □ not present/represented by 	
3. Assessor's Recommended Value: \$1,503,147 for tax year 2	015.
Petitioner's Requested Value: \$1,503,147 for tax year 2015 Petitioner).	5 (Petition was filed by Assessor on behalf of the
4. Petitioner presented the following testimony and documents in Petition on behalf of the Petitioner to correct an error in the land b was valued at \$4.50 per square foot and should have been valued at	ase value for the subject property. The subject

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 a. \[\textsize \text{data from sales of comparable properties which sold during the applicable time period; and /or b. \[\textsize \text{valuation using the cost approach; and/or}\) c. \[\textsize \text{a valuation using the income approach; and/or}\) d. \[\text{\text{dother The subject land is raw land, intended for future commercial use. The appropriate value is \$2.50 per square foot based on vacant raw land sales of similar size and location.}
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Vacant land
Total Actual Value: \$1,503,147 for tax year 2015.
Reasons are as follows: Assessor recommended the reduction in actual value to correct an error in the base land value. The new actual value is \$2.50 per square foot, for a total actual value of \$1,503,147.
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 August 18, 2016 Date
Abatement Log No. 16-156

nternal A	Abateı	ment	l,	Abatement#	16-156					Asses	ssor <u>Fi</u> ndings:			
etitioner:		DBSI CHAMBERS &			Tax Year	2015	5 Assessor's Recommendation: N Adjust to raw land value, or \$2.50 per square foot, supported by vacant raw land sales of similarly sized							
gent:					Protested?	N								
	 					0320	parcels.		•					
etitioner's Re			been vait	ieu at faw ianu	Tax District									
etitioner's R	equested '	Value	·		Tax Rate	8.7968%							_	
Driginal V	/alues		1		į		Abaten	<u>ne</u> nt F	Results					
Parcel			Assmt	Assd	,					Assmt	Assd			
Number	Class	Actual Val	Rate	Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Rate	Value	Tax Rate	Tax Amount	Refund
Mailinei	Cleas	Aotota Via	Auto		1							0.0000%		
	 	:												
R0450078	0200	\$2,705,664	29.00%	\$784,640	8.7968%	\$69,023.21	Approve	0200	\$1,503,147	29.00%	\$435,910	8.7968%	\$38,346.13	\$30,677.6
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	 				 	<u> </u>			\$1,202,517		48,730	8.7968%		\$30,677.
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taff Appraiser			RRM	Date	1 0/0/TP		 			 }				<u> </u>
Review Apprais	view Appraiser: Date			 	CURRENT	SALES ST	UDY PF	RIOD	Appr	aisal Date	<u> </u>	Assessment Da	ate	
	Previous Study Period July 1, 2010- June 30, 2012			 	July 1 2	012 - June	e 30, 201	4	6.	/30/14		1/1/15		
de Konakalo Sabias	July 1, 2010- Julie 30, 2012		- 100 St. 6 CHOOK POINT			1								





JUN N 3 7016

Daugles County
Assessor's Office

RECEIVED

301 Wilcox Street Castle Rook, 00 80104

Office of the County Assessor Lisa Frizell, Assessor Phone 303-860-7460 Fax 303-478-9761

16-156

PETITION FOR ABATEMENT OR REFUND OF TAXES

County Douglas	<u> </u>			Date Reci	elved ssor's or Commissioners'	Train Stamp
				Asa Vesa:	son a di Commissionisis	nata aramb
		siete Section I only	\			
Jale:	6-3-2016 Day	Year				
Month	•		JIANYAI ALL	True Dawl		
Pelitlomet's mailing	address: <u>12426</u>	W Explorer Drive				
		ID 83713			**************************************	······································
	City or Town		State	Zip Code		
ichedule or P	arcel number	(8)	PROPERTY AL	dress or legal de	scription of Proper	ITY
R04600	<u>'8</u>		Lot 1	Block 10 Douglas 234 F	a 1 13.803 AM/	
<u></u>	····		·	······································		
etitioner states th	al the taxes esses	sed against the abo	ve property for prop	erty tex year <u>2015</u> is Inco ditional sheets if n e cess	erredt for the following reasons	sons: (Briefly
			RA AL ISONAL CIPAGI STATE	different private it lieseson	•• •• ••	
Property should he	ve been valued at	Raw Land.				
				.4 	,	
'elltioner's estim	ate of actual valu	e 5Valuo	Year	and \$Value	Year	

•		efund of the approp				
declare, under pe	naity of perjury in t	he second degree,	that this petition, to	galher with any accompa and baller, is true, comec	nyling exhibite or statemen	nis, has been
orepared or exami	ned by me, and to	ine best of my know				
	T 514 1 451		Da Da	ytime Phone Number (
	Petitioner's Sign	nature				
ly	 	wre"	Da	ytime Phone Number L)	······································
l illian al americano	Agente Signal	ure" 1 pelition le submitted	1			
				na nroneriv tav administr	ator, purevant to section 3	19-2-116, denlet
ha notifion for raft	ind or abatement o	flexas in whole or i	n part, the petitions	r may appeal to the board leion. §39-10-114.6(1), C	d of assessment apposite	pursuant to the
Section II:		Asse	sso r's Reco m (For Assessor		1	
	Tax Year			Tax Year		
	Actual	Assessed	Iax	Actual	Appended	Tax
Original				****		
Corrected					managaran and a superior assume	
Abate/Refund						
Assess	or recommends a	pproval as outline	d above.			
No prot	est was filed for t	ho year:	or(lfa	protest was filed, please at	ach a copy of the NOD.)	λ
		ental for the follow		A	· / \	IJ.
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					my James	Ala Olashadan
				A98698	ron or Daputy Assesso	t à Diflusthia