

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:

<u>Abatement No.</u>	<u>Petitioner(s)</u>
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.

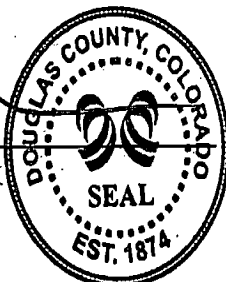
NOW, THEREFORE, be it resolved by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Board accepts the recommendations of Referee Smith and orders the Clerk to the Board to prepare a separate resolution for each abatement petition contained in the attached worksheets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

BY: 
DAVID A. WEAVER, Chair

ATTEST: 
MEGHAN MCCANN, Deputy Clerk



DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Vipin Malik

Agent:

Property Address: 3361 Westhaven Place

Abatement Number: 16-076

Assessor's Original Value: \$573,282 for tax year 2015

Hearing Date: August 18, 2016

Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Wes Wade.
2. The Petitioner was:
 - a. ☒ present
 - b. ☐ not present
 - c. ☐ present/represented by
 - d. ☐ not present/represented by

3. Assessor's Recommended Value: \$573,282 for tax year 2015.

Petitioner's Requested Value: \$520,000 for tax year 2015.

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner submitted invoices for roof repair and hard wood floor repair; 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. ☒ 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 Assessor recommended a reduction in actual value to \$557,000 to reflect hail damage as of 1/1/15.

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

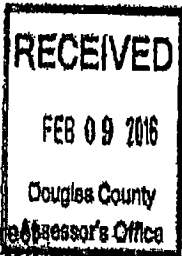
August 18, 2016
Date

Abatement Log No. 16-076



Office of the County Assessor
Lisa Fritzell, Assessor
Phone 303-860-7460 Fax 303-478-9751

16-076



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: 02/08/2016
Month Day Year

E-mail vipin131@yahoo.com

Petitioner's Name: Vipin Malik

Petitioner's mailing address: 3361 Westhaven Place
Highlands Ranch, Colorado 80126
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)
2229-241-10-016

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
3361 Westhaven Place
Highlands Ranch, Colorado 80126

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

Property purchased at the price listed below and assessed at significant higher value based on inflated market value. We request adjustment of assessed value.

Petitioner's estimate of actual value \$ 520,000 2015
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.

VIPIN MALIK Daytime Phone Number (303) 525-0422
Petitioner's Signature

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 39-2-118, 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	Actual	Assessed
Original			
Corrected			
Abate/Refund			
<input type="checkbox"/> Assessor recommends approval as outlined above.			
No protest was filed for the year: _____ (If a protest was filed, please attach a copy of the MOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
<u>Joby Parnish</u> Assessor or Deputy Assessor's Signature			

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

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 by 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 2015.

Petitioner's Requested Value: \$143,082 for tax year 2015.

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 due to adverse possession from a fence on the entire east side of the property, the actual land size is only 3.90 acres and not 4.77 acres.

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 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

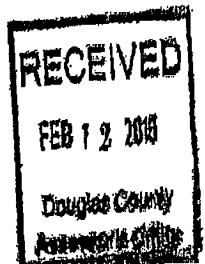
Abatement Log No. 16-082

[illegible]



Office of the County Assessor
 Lisa Frizzell, Assessor
 Phone 303-680-7480 Fax 303-470-9751

301 Wilcox Street
 Castle Rock, CO 80104



16-082

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: 02-12-16

E-mail jlmcadill@aol.com

Month Day Year

Petitioner's Name: James Caudill

Petitioner's mailing address: 3023 Oakland Drive

Sedalia, CO 80138

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)

260504000004

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

3023 Oakland Drive

0158271

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

DUE TO ADVERSE POSSESSION FROM FENCE ON ENTIRE EAST SIDE OF THE PROPERTY
THE ACTUAL LAND IS ONLY 3.40 ACRES NOT 4.77. AFTER CONTACTING A
LAWYER, DOUBTFUL WE WILL EVER HAVE 4.77 ACRES DUE TO FENCE BEING
THERE SO MANY YEARS

Petitioner's estimate of actual value \$ 143,081.76

Value

2015

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 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, 588-2884

By _____
 Agent's Signature

Daytime Phone Number (____)

*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 39-2-115, 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 39-2-128 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. No protest was filed for this year: _____ (If a protest was filed, please attach a copy of the NOD.) <input type="checkbox"/> Assessor recommends denial for the following reason(s): _____					
<u>[Signature]</u> Assessor's or Deputy Assessor's Signature					

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 <u>2015</u>		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	\$175,000	\$50,750	\$4,002.04
Corrected	\$150,000	\$43,500	\$3,430.32
Abate/Refund	\$25,000	\$7,250	\$571.72

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 4/12/16
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 that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

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 petition, is hereby

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

Secretary's Signature Property Tax Administrator's Signature Date

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Christopher & Helene Stevens Agent:

Property Address: 675 Red Pass Lane Abatement Number: 16-077

Assessor's Original Value: \$1,655,747 for tax year 2015

Hearing Date: August 18, 2016 Hearing Time: 1:00 p.m.

1. 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 for tax year 2015.

Petitioner's Requested Value: \$999,000 for tax year 2015.

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner testified that: 80% of the windows in the subject property face the rear of the property; the view from every window is the construction of the I-25 North Meadows extension construction; there are bright night lights for the construction; the subject is the only house on the street that looks at the construction; the subject was purchased for \$930,000 in 2011; at the time of purchase, the interchange was public knowledge and the realtor stated that the interchange was affecting the purchase price.

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: \$1,340,000 for tax year 2015.

Reasons are as follows: A reduction in actual value is appropriate to reflect the negative impact of the new interchange on the subject'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. ☐ 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. 16-077

[illegible]



Office of the County Assessor
Lisa Fritzell, Assessor
Phone 303-565-7450 Fax 303-479-0781

16-077

RECEIVED

FEB 09 2016

Douglas County
Assessor's Office

301 Wilcox Street
Castle Rock, CO 80104

PETITION FOR ABATEMENT OR REFUND OF TAXES

County DOUGLAS COUNTY

Date 1-5-16

Received _____
Use Assessor's or Commissioner's Data Stamp

Section I: Petitioner, please complete Section I only.

Date: 01 05 2016
Month Day Year

E-mail STLHES@COMCAST.NET

Petitioner's Name: CHRISTOPHER AND HELENE STEVENS

Petitioner's mailing address: 675 RED PASS LANE
CASTLE ROCK, CO 80108
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)

2351-214-10-009

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

675 RED PASS LANE

0437666

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

EVALUATION OF ASSESSED VALUE IS TOO HIGH. PLEASE
SEE ATTACHED EVALUATIONS.

Petitioner's estimate of actual value \$ 999,000 2015
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 709 771 1148

By _____
Agent's Signature

Daytime Phone Number ()

*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	Actual	Assessed	Tax	
Original					
Corrected					
Abate/Refund					
<input type="checkbox"/> Assessor recommends approval as outlined above.					
No protest was filed for the year: _____ (If a protest was filed, please attach a copy of the NOD.)					
<input type="checkbox"/> Assessor recommends denial for the following reason(s):					
<u>[Signature]</u> Assessor or Deputy Assessor's Signature					

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 <u>2015</u>		
	Actual	Assessed	Tax
Original	\$1,655,747	\$131,800	\$15,036.53
Corrected	\$1,410,552	\$112,280	\$12,809.57
Abate/Refund	\$245,195	\$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.

Petitioner's Signature _____ Date 5/5/16
 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

Petitioner _____ (being present--not present), and WHEREAS, the said

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 that the petition be (~~approved--approved in part--denied~~) with an abatement/refund as follows:

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 petition, is hereby

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

Secretary's Signature _____ Property Tax Administrator's Signature _____ Date _____

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

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 bill, Petitioner questioned whether all equipment should have been reported and this abatement was filed; Petitioner is a 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 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 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."

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: Personal Property

Total Actual Value: \$3,339,216 for tax year 2015.

Reasons are as follows: Colorado Revised Statutes Section 39-3-118.5 states: "...business personal property shall be exempt from the levy and collection of property tax until such business personal property is first used in the business after acquisition." Petitioner's representative and the Assessor disagree as to when the subject personal property was "first used." Petitioner states that the equipment was not used until the test vials were produced in June, July and December 2015. The Assessor states that Petitioner stated in discussion and on its timeline that the equipment was used in test runs in 2014. If the subject personal property was used for testing in 2014, then the subject personal property is taxable for 2015.

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. 16-101

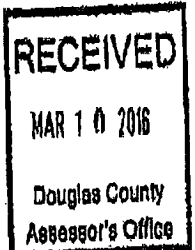
Transmittal Sheet							Assessor Findings:							
Petitioner:		AMPIO PHARMACEUTICALS			Tax Year	2015	Assessor's Recommendation: Deny/2015 Appraiser recommends the abatement be denied. The referenced C.R.S. 39-3-118.5 is not applicable to this account. Equipment used for research and development is taxable, there is no requirement that the equipment be used for an income stream or commercial production.							
Agent:		CORY MORRIS			Protested?	N								
Petitioner's Request		Assets			Tax District	3098								
Petitioner's Requested Value				\$757,356	Tax Rate	9.5814%								
Original Values							Abatement Results							
Parcel Number	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Rate	Assmt Value	Assd Tax Rate	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	\$-
Less Business Exemption		\$(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	
							\$-		\$-		0.0000%		\$-	
											Treasurer refund Interest?		No	
Last Known Physical Inspection By:			CLM	Date	3/16/16									
Staff Appraiser:			KAM	Date	3/16/16									
Review Appraiser:														
Previous Study Period July 1, 2010 - June 30, 2012						CURRENT SALES STUDY PERIOD July 1, 2012 - June 30, 2014				Appraisal Date 6/30/14		Assessment Date 1/1/15		

All values are rounded to the nearest dollar.



Office of the County Assessor
Lisa Prizall, Assessor
Phone 303-850-7450 Fax 303-479-9751

301 Wilcox Street
Castle Rock, CO 80104



16-101

PETITION FOR ABATEMENT OR REFUND OF TAXES

County Douglas Date _____ Received _____
Use Assessor's or Commissioner's Date Stamp

Section I: Petitioner, please complete Section I only.

Date: 03-09-16

E-mail cory.morris@rsmus.com

Month Day Year

Petitioner's Name: AMPIO PHARMACEUTICALS

Petitioner's mailing address: 373 INVERNESS PKWY STE 200

ENGLEWOOD, CO 80112-5898

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)

229102204014

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

373 INVERNESS PKWY STE 200, ENGLEWOOD, CO

00511364

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

In 2015 Ampio reported all of its fixed assets located at its facility on its 2015 tangible personal property declaration.

A large portion or 78% of this equipment was in R&D test mode and no product has not been commercially produced.

Ampio is currently waiting approval from the Food and Drug Administration (FDA) to commercially produce their product.

FDA approval is scheduled to be announced in early 2017.

Petitioner's estimate of actual value \$ 757,356 2015
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.

Daytime Phone Number () _____

Petitioner's Signature

By

Cory Morris

Daytime Phone Number (303) 298-6480

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		
	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			
<input type="checkbox"/>	Assessor recommends approval as outlined above.		
	No protest was filed for the year: _____ (If a protest was filed, please attach a copy of the NOD.)		
<input type="checkbox"/>	Assessor recommends denial for the following reason(s):		
<u>Joby Danwood</u> Assessor's or Deputy Assessor's Signature			

APPOINTMENT OF AGENT



DOUGLAS COUNTY ASSESSOR
301 WILCOX
CASTLE ROCK, COLORADO 80104

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 AND ADDRESS	Owner's name	
	AMPIO PHARMACEUTICALS	
	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 <small>Attach additional pages if necessary</small>	<input type="checkbox"/> All property listed for this owner at the above address	
	<input checked="" type="checkbox"/> The following property (give parcel # or legal description) Parcel # 223102204014	
STEP 3: SPECIFY THE AGENT'S AUTHORITY FOR PROPERTY VALUATION MATTERS	<input checked="" type="checkbox"/> Authorization to act on my behalf for the current year regarding property valuation on the property described	
	<input checked="" type="checkbox"/> Mail all correspondence regarding this protest to the below named agent	
	<input type="checkbox"/> If an on site inspection is necessary, contact the below named agent	
	<input type="checkbox"/> Other action (specify) _____	
STEP 4: NAME THE AGENT FOR PROPERTY TAX MATTERS	Agent's name	
	Cory Morris, RSM US LLP	
	Current mailing address (number and street)	
	555 17th Street, Suite 1000	
	City, State, and Zip Code	Daytime telephone
	Denver, CO 80202-3980	(303) 298-6480
STEP 5: OWNER'S SIGNATURE REQUIRED	Print Owner's Name	Date
	Gregory Gould	2/8/16
	Owner's Signature	Contact Phone Number
		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.

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Dipali Patel Living Trust

Agent: Piyush Patel

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.

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

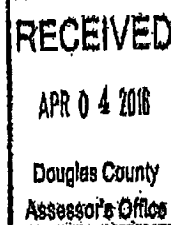
Abatement Log No. 16-125

[illegible]



Office of the County Assessor
Lisa Przell, Assessor
Phone 303-556-7450 Fax 303-479-8751

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 II: Petitioner, please complete Section I only.

Date: April 04 2016

E-mail ppatel9877@gmail.com

Month Day Year

Petitioner's Name: Dipali Patel Living Trust

Petitioner's mailing address: 10840 Sundial Rim Road

Highlands Ranch, Co. 80128

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)

222822201036

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

10840 Sundial Rim Road Highlands Ranch, Co. 80128

0479240

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

— see Attached letter —

Petitioner's estimate of actual value \$ \$950,000

Value

2015

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.

(Trustee)
Petitioner's Signature

Daytime Phone Number (847-668-5046)

By

Agent's Signature

Daytime Phone Number ()

*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. 39-10-114.6(1), C.R.S.

Section II:		Assessor's	Recommendation
(For			Assessor's Use Only)
Tax	Year		
		Actual	Assessed
Original			
Corrected			
Abate/Refund			
<input type="checkbox"/> Assessor recommends approval as outlined above. No protest was filed for the year: _____ (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			

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

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.

1. 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 Mike Shafer, who also was not present.
3. Assessor's Recommended Value: R0329637: \$303,797 for tax year 2015. R0329638: \$600,000 for tax year 2015.

Petitioner's Requested Value: \$550,000 combined value for schedules R0329637 & R0329638 for tax year 2015.
4. Petitioner presented the following testimony and documents in support of the claim: Petitioner requested an administrative denial.

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 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: \$303,797 for tax year 2015. R0329638: \$600,000 for tax year 2015.

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

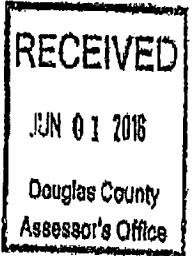
August 18, 2016
Date

Abatement Log No. 16-152

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: DOUGLAS

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



Section I: Petitioner, please complete Section I only.

Date: MAY 31 2016
Month Day Year

16-152

Petitioner's Name: DUMONT PARK, LLC

Petitioner's Mailing Address: C/O MIKE SHAFER - 9233 PARK MEADOWS DR # 133
LONE TREE COLORADO 80124
City or Town State Zip Code

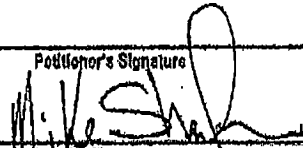
SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0329337 & R0329638</u>	<u>12365 DUMONT WAY, LITTLETON, CO</u>

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 2015 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.)

Overvaluation


Petitioner's estimate of value: \$ 550,000 (2015)
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.

Petitioner's Signature  By <u>Mike Shafer</u> Agent's Signature	Daytime Phone Number () _____ Email _____ Daytime Phone Number (303) <u>550-8815</u> Email <u>PTRC@COMCAST.NET</u>
---	--

*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)(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			

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Dumont Park LLC

Agent: Mike Shafer

Property Address: 12365 Dumont Way

Abatement Number: 16-153

Assessor's Original Value: R0329637: \$310,000 for tax year 2014. R0329638: \$525,000 for tax year 2014.

Hearing Date: August 18, 2016

Hearing Time: 1:00 p.m.

1. 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 Mike Shafer, who also was not present.
3. Assessor's Recommended Value: R0329637: \$310,000 for tax year 2014. R0329638: \$525,000 for tax year 2014.

Petitioner's Requested Value: \$550,000 combined value for schedules R0329637 & R0329638 for tax year 2014.
4. Petitioner presented the following testimony and documents in support of the claim: Petitioner requested an administrative denial.

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 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

Transmittal Sheet							Assessor Findings:							
Petitioner:	DUMONT PARK LLC	Tax Year	2014	Assessor's Recommendation: DENY										
Agent:	MIKE SHAFER	Protested?	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 VALUE.										
Petitioner's Request:	Overvaluation	Tax District	3253											
Petitioner's Requested Value	\$550,000	Tax Rate	9.6996%											
Original Values							Abatement Results							
Parcel Number	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Rate	Value	Tax Rate	Tax Amount	Refund
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%	\$108,230	9.6996%	\$10,497.88		2135	\$373,221	29.00%	\$108,230	9.6996%	\$10,497.88	\$-
	2235	\$151,779	29.00%	\$44,020	9.6996%	\$4,269.76		2235	\$151,779	29.00%	\$44,020	9.6996%	\$4,269.76	\$-
		\$525,000		\$152,250		\$14,767.64	Deny		\$525,000		\$152,250		\$14,767.64	\$-
Totals		\$835,000		\$242,150		\$23,487.58			\$835,000		\$242,150		\$23,487.58	\$-
							Difference Actual Value		Difference Assd Value		Tax Rate		Refund	
							\$-		\$-		9.6996%		\$-	
Last Known Physical Inspection By:			Date											
Staff Appraiser:			BSD Date	6/14/16										
Review Appraiser:			Date											
Previous Study Period					CURRENT SALES STUDY PERIOD					Appraisal Date		Assessment Date		
July 1, 2008- June 30, 2010					July 1, 2010 - June 30, 2012					6/30/12		1/1/14		

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: DOUGLAS

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

RECEIVED

JUN 01 2016

Douglas County
Assessor's Office

HD

Section I: Petitioner, please complete Section I only.

Date: MAY 31 2016
Month Day Year

16-153

Petitioner's Name: DUMONT PARK, LLC

Petitioner's Mailing Address: C/O - MIKE SHAFER - 9233 PARK MEADOWS DR # 133

LONE TREE COLORADO 80124
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R0329837 & R0329838 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
12305 DUMONT WAY, LITTLETON, CO

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 2014 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.)

Overvaluation


Petitioner's estimate of value: \$ 550,000 (2014)
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.

By Mike Shafer Daytime Phone Number () _____
Petitioner's Signature Email _____
Agent's Signature Daytime Phone Number (303) 550-8815
Email PTRC@COMCAST.NET

*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 § 39-2-126, C.R.S., within thirty days of the entry of any such decision. § 39-10-114.8(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)(C), 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): <div style="text-align: right;">  Deputy Assessor's Signature </div>	

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

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: 2:00 p.m.

1. The Douglas County Assessor was represented at the hearing 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 2015.

Petitioner's Requested Value: \$1,503,147 for tax year 2015 (Petition was filed by Assessor on behalf of the Petitioner).

4. Petitioner presented the following testimony and documents in support of the claim: Assessor filed the Petition on behalf of the Petitioner to correct an error in the land base value for the subject property. The subject was valued at \$4.50 per square foot and should have been valued at \$2.50 per square foot.

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 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

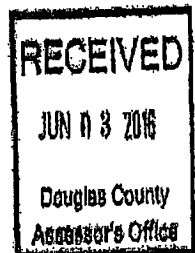
August 18, 2016
Date

Abatement Log No. 16-156

[illegible]



INTERNAL



Office of the County Assessor
Lisa Prizell, Assessor
Phone 303-660-7480 Fax 303-478-9761

16-156

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: 6-3-2016
Month Day Year

Petitioner's Name: DRSI Chambers and Hess LLC ET AL Attn Tax Dept

Petitioner's mailing address: 12426 W Explorer Drive

Bolton, ID 83713
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0460079</u>	<u>Lot 1 Block 10 Douglas 234 Flg 1 13.803 AM/L</u>

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.)

Property should have been valued at Raw Land.

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

Petitioner requests an abatement or refund of the appropriate taxes.

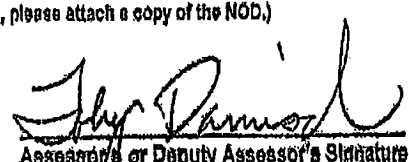
I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct and complete.

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 39-2-126 within thirty days of the entry of any such decision. §39-10-114.6(1), C.R.S.

Section II:		Assessor's Recommendation (For Assessor's Use Only)		
	Tax Year _____		Tax Year _____	
	Actual	Assessed	Tax	
Original	_____	_____	_____	_____
Corrected	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____
<input type="checkbox"/>	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.)			
<input type="checkbox"/>	Assessor recommends denial for the following reason(s):			
	 Assessor's or Deputy Assessor's Signature			