Resolution No. R-016- 109

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 September 20, 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)
16-005	Bettye Neely
16-118	American Homes 4 Rent Properties Nine LLC
16-128	Constantina Tarin
16-139	Stanley and Marilynn Brown Trust

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 25th 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

ATTEST: //////
MEGHAN MCCANN, Deputy Clerk

Petitioner: Bettye W. Neely	Agent:
Property Address: 2480 W. Wolfensberger Road, Castle Rock	Abatement Number: 16-055
Assessor's Original Value: \$420,478 for tax year 2015.	t '
Hearing Date: September 20, 2016 Hearing Time:	11:00 a.m.
1. The Douglas County Assessor was represented at the hearing by	Wes Wade and Beth Willcox.
 2. The Petitioner was: a. present b. not present c. present/represented by d. not present/represented by 	
3. Assessor's Recommended Value: \$320,553 for tax year 2015	j.
Petitioner's Requested Value: \$225,000 for tax year 2015.	

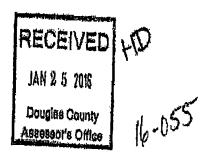
4. Petitioner presented the following testimony and documents in support of the claim: Petitioner stated on her Petition for Abatement or Refund of Taxes that the subject property suffered an explosion and fire on September 19, 2015 and is uninhabitable and has been since September 19, 2015. Petitioner submitted a Fire Damage Assessment report dated 10/13/15 prepared by Case Forensics and a repair estimate of \$424,840. Petitioner testified that: the subject property was built in 1899 and is located on 43 acres; the outbuildings were not involved in the fire; the \$424,840 repair estimate reflects that the house needs to be taken back to the studs; the house currently has a negative value; the 2016 actual value needs to reflect that the house value is \$-0-.

5. The A	ssessor presented the following testimony and documents in support of the rissessor's posterior								
a.	⊠data from sales of comparable properties which sold during the applicable time period; and /or								
b.									
C.									
d.	⊠other Building #1 was destroyed by fire on 9/19/15. The actual value is prorated to reflect the removal of the destroyed building for the balance of 2015. An internal abatement will be done for 2016 reflecting an actual value of \$59,362.								
	FEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND VALUE OF THE PROPERTY ARE:								
Classification	on: Residential								
Total Actua	al Value: \$320,553 for tax year 2015.								
Reasons are building fro actual value	e as follows: Assessor recommended that the 2015 actual value be adjusted to reflect the removal of one om inventory as a result of a fire on 9/19/15. Comparable sales support the original determination of each								
IT IS THE	REFORE 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 adations herein								
	b. Approved in part as set forth in the Findings and Recommendations herein								
	c. Denied after abatement hearing								
	d. Administrative Denial is Granted								
REFERE	E:								
s/ Karen Sn Name	nith September 20, 2016 Date								
Abatemer	nt Log No. 16-005								

Transmittal Sheet Abatement #				16-055		Assessor Findings: Assessor's Recommendation: Adjust								
etitioner:		BETTYE NEELY			Tax Year								(5-2-12 41 5	
gent:	į				Protested?	N	Recomme	Recommend adjust and proration for fire that destroyed the subject residence (Building 1) on September 1 2015. All other buildings were not affected.						
etitioner's Re	equest:	Property explosion/fir	e		Tax District	0570	2015. All	otner buil	oings were not affec	ieo.				
Petitioner's Requested Value \$0 Tax Rate 7.8858%														
Original \	/alues						Abater	nent R	esults					
Parcel	1		Assmt	Assd	1				1	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
R0168840	 				 			-				0.000070		
KOTODAO	1177	\$50,000	7.96%	\$3,980	7.8858%	\$313.85	ţ	1177	\$50,000	7.96%	\$3,980	7.8858%	\$313.85	\$
	1 4142	\$262	29.00%			\$6.31		4142		29.00%	\$80	7.8858%	\$6.31	\$
	4124	\$6,362	29.00%	\$1,840	7.8858%	\$145.10	1	4124	\$6,362		\$1,840	7.8858%	\$145.10	\$
Bidg 1	1277	\$361,116	7.96%	\$28,740	7.8858%	\$2,266.38		1277	\$261,191	7.96%	\$20,790	7.8858%	\$1,639.46	\$626.9
Bldg 2	4279	\$339	29.00%	\$100	7.8858%	\$7.89		4279	\$339		\$100	7.8858%	\$7.89	\$
Bidg 3	4279	\$1,086	29.00%	\$310	7.8858%	\$24.45		4279	\$1,086		\$310	7.8858%	\$24.45	\$
Bldg 4	4279	\$1,313	29.00%		7.8858%	\$29.97	<u> </u>	4279	\$1,313	29.00%	\$380	7.8858%	\$29.97	\$
		\$420,478		\$35,430	<u> </u>	\$2,793.95	Approve		\$320,553		\$27,480	<u> </u>	\$2,167.03	\$626.9
ess Senior E	xemtion	\$(100,000)	7.96%	\$(7,960)	7,8858%	\$(627.71)			\$(100,000)	7.96%	\$(7,960)	7.8858%	\$(627.71)	\$
Ending Value		\$320,478		\$27,470		\$2,166.24	<u> </u>		\$220,553		\$19,520		\$1,539.32	\$626.9
								Differenc	e Actual Value	Difference	Assd Value	Tax Rate		Refund
									\$99,925		7,950	7.8858%		\$626.
					<u> </u>									
ast Known Pl	hysical Inspe	ction By:	www		4/15/16				<u> </u>					
Staff Appraiser: WWW Date		4/15/16		i	2									
Review Apprai			BAW	Date	5/5/16								<u> </u>	
		Previous St				CURRENT :					aisal Date	ļ	Assessment Da	ite
		July 1, 2010	June 30, 2	012	L	July 1, 2	012 - June	e 30, 2014	l	6/30/14			1/1/15	



Office of the County Assessor Lisa Frizell, Assessor Phone 303-660-7460 Fax 303-479-9751



301 Wilcox Street Castle Rock, CO 80104

PETITION FOR ABATEMENT OR REFUND OF TAXES

county Douglas	Date Jaw 26, 2016 Received Use Assessor's or Commissioners' Date Stamp
	Use Assessor's or Commissioners' Date Stamp
Section !: Petitioner, please complete Section I only.	
Date: Month Day Year	E-mall
	eely
Politioner's mailing address: 350 Steele	54.
A STATE OF THE PARTY OF THE PAR	80206
City or Town	State Zip Gode
SCHEDULE OR PARGEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0168840	2480 W. Wolfens berger Pd
	Castle Rock Co 80109
(Briefly describe the elecumetances surrounding the incorrec	property for property tax year are incorrect for the following ressons: I value or tax, Attach additional sheeta if necessary.) I replace and fixe on August 19, 2015 and has been direct Sept 19, 2015
Petitioner's estimate of actual value \$ Value	Year Year
Politioner requests an abatement or refund of the appropriat	e taxes,
I declare, under penalty of perjury in the second degree, that prepared or examined by me, and to the best of my knowled	t this petition, together with any accompanying exhibite or statements, has been ge, information and beilef, is true, correct and complete.
Dottie A. Marl	Daytime Phone Number <u>68</u> 514-8800
Petitioner's Signature	
Ву	Daytime Phone Number ()
Agent's Signature*	
*Letter of egansy must be attached when position is submitted. If the beard of county commissioners, pursuant to section 35 the position for refund or abatement of taxes in whole or in provisions of section 39-2-125 within thirty days of the entry	0-10-114(1), or the property lax administrator, pursuant to section 30-2-116, denies art, the patitioner may appeal to the board of assessment appeals pursuant to the of any such decision. §39-10-114.5(1), C.R.S.
Section II: Assessor's (For	Recommendation Assessor's Use Only)
Tax Year	Wanter surveying
	<u>Sanased</u> <u>Tax</u>
Original	
Corrected	
AbstalRefund Assessor recommends approval as outlined al	boya.
	III a nectast work filled, planse attach a copy of the NOD.)
Assessor recommends denial for the following	
Maria -	From Myell
	"Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III of Section IV must be completed)

Every patition 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 patition, § 39-1-113(1.7), C.R.S.

Section III:	Written i		nent of Asse for abatements u	essor and Petitioner p to \$10,000)		
abatement o	r refund in an am	ent or refund and ount of \$10,000 o 39-1-113(1.5), C	r less per tract,	uthorize the Assessor by Resolution No. Iten mutual agreement any such petition for parcel, or lot of land or per schedule of personal		
The Assess	or and Petitione	r mutually agree	to the values	and tax abatement/refund of:		
	1	rax Year 2015				
il	<u>Actual</u>	Assessed	Tex			
Original	\$420,478	\$27,470	\$2,166,24			
Corrected	\$320,553	\$19,520	\$1,539.32			
Abate/Refund	\$99,925	\$7,950	\$626.92	· ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` `		
		nclude accrued interes ly Treasurer for full pay		ees associated with late and/or delinquent tax payments, if		
Petitioner's 81	phature /	11	Date	-/12/11		
Assessor's or	Deputy Assessor 6	ionatura	Date	710/16		
ASSESSOI B OI	pahata wagasan 63	Management	Date	dy and the second secon		
WHEREAS,	leted if Section III do the County Comr r meeting held or	nissioners of	, at which n	commissioners County, State of Colorado, at a duly and lawfully neeting there were present the following members:		
		Month Day Ye	98r 			
with notice o	f such masting a	nd an conoclunity	to he precent h	aving been given to the Petitioner and the Assessor		
	ty and Assessor	id an opportunity	to no bisselli li	(being presentnot present) and		
Petitioner_	,,	······································	Name (heing n	resent-not present), and WHEREAS, the said		
County Com NOW BE IT	RESOLVED that	carefully consider the Board (agree:	ed the within pos-	etition, and are fully advised in relation thereto, (ree) with the recommendation of the Assessor, (ref) with an abatement/refund as follows:		
Year	Assessed Value	Texes Abate/Refu	nd			
			Cha	Irperson of the Board of County Commissioners' Signature		
			y certify tha t the	Officio Clerk of the Board of County Commissioners e above and foregoing order is truly copied from the ers.		
IN WITNESS	WHEREOF, I ha	ave hereunto set r	ny hand and at	fixed the seal of said County		
this	day of	Month	Year	,		
		Monin	TBQY			
	County Clerk's or Deputy County Clerk's Signature					
Note: Abateme	nts greatèr than \$10,0	000 per schedule, per y	year, must be subr	nitted in duplicate to the Property Tax Administrator for review.		
Section V:			Property Tabatements greate	ax Administrator or than \$10,000)		
				this petition, is hereby		
Approved	I [_] Approved in	part \$	L	Denied for the following reason(s):		
-A	auchmada Dissa-fran		Oronariu Tev	Administrator's Signature Date		
ા ^{૪૬}	cretary's Signature		Linhald lay	INTERNATION AND AND AND AND AND AND AND AND AND AN		

15-DPT-AR No. 920-66/11

Petitioner: American Homes 4 Rent Properties Nine, LLC	Agent. Enc brown
Property Address: 6838 Chestnut Hill Street, Highlands Ranch, CO	Abatement Number: 16-118
Assessor's Original Value: \$371,267 for tax year 2015.	
Hearing Date: September 20, 2016 Hearing Time:	10:00 a.m.
1. The Douglas County Assessor was represented at the hearing by V	Wes Wade.
 2. The Petitioner was: a. □ present b. □ not present c. □ present/represented by d. ⊠not present/represented by Eric Brown, who a 	ılso was not present.
3. Assessor's Recommended Value: \$371,267 for tax year 2015.	·
Petitioner's Requested Value: \$348,500 for tax year 2015.	
4. Petitioner presented the following testimony and documents in susettlement sheet with a closing date of 12/19/2014 and indicating total	apport of the claim: Petitioner submitted a l consideration of \$348,500.

5. The Ass	sessor presented the following testimony and documents in support of the Assessor's position:
b. c. d.	 ☑ data from sales of comparable properties which sold during the applicable time period; and /or ☑ valuation using the cost approach; and/or ☑ a valuation using the income approach; and/or ☑ other Subject sale sold outside of the study period of 7/1/12 - 6/30/2014.
	EREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ALUE OF THE PROPERTY ARE:
Classification	n: Residential
Total Actual	Value: \$371,267 for tax year 2015.
for tax year 2	as follows: Comparable sales support the Assessor's determination of actual value. The date of value 2015 is June 30, 2014; consequently, the sales to be considered are those that occurred from July 1, 2012 e 30, 2014. The subject sale occurred on December 19, 2014 and therefore cannot be considered.
IT IS THER	EFORE 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 lations 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/ <i>Karen Smit</i> Name	September 20, 2015 Date
Abatement	Log No. 16-118

Transmittal Sheet Abatement #						_	•			Asse	ssor Findings:				
etitioner:		AMERICAN HOMES 4	RENT PRO	PERTIES NINE LLC	Tax Year			Assessor's Recommendation: Deny							
gent:		1			Protested?	N	Adjusted neighborhood sales support the 2015 value.								
etitioner's Re	eauest:	Overvaluation		Tax District 3251											
etitioner's Re					Tax Rate	8,9564%								_	
Original V							Abater	ment P	aculte				<u> </u>	<u> </u>	
Parcel	alues	-	Assmt	Assd			Abatei	IICIEC I C	Courto	Assmt	Assd				_
Number	Class	Actual Val	Rate	Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Rate	Value	Tax Rate	Tax Amount	Refur	ad
Manipel	, Class	Worder Arit	naic	Value	100,100	- Total Parity	20.5.01.	<u> </u>	71011111			0.0000%			
		404.040	- 000/	47.052	0.050404	4550.00		4440	404.64.0	7.000	\$7,290	8.9564%	\$652.92		\$
R0362841	1112 1212	\$91,618 \$279,649	7.96% 7.96%			\$652.92 \$1,993.69		1112 1212	\$9 1 ,618 \$279,649	7.96% 7.96%	\$22,260	8.9564%	\$1,993.69		- \$
	1212	\$371,267	7.90%	\$29,550	0.930490	\$2,646.61	Deny	1212	\$371,267	1.50%	\$29,550	0.330470	\$2,646.61		- \$
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			 		<u> </u>			Difference	e Actual Value	Difference	Assd Value	Tax Rate		Refund	
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taff Appraiser:			www		6/28/2016			<u> </u>	· .	ļ				ļ	
eview Apprais	ser:	Previous S	BAW	Date	7/5/16	CURRENT	SALES ST	LIDY PER	PIOD	Appr	aisal Date		Assessment D	ate	
	-	July 1, 2010 -	Tune 30 2	012		July 1, 2	CURRENT SALES STUDY PERIOD July 1, 2012 - June 30, 2014				/30/14		1/1/15		: AC

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED
MAR S 1 2017
Douglas County
Agregació Othes

County:Oouglas	•	Date Received (Use Assessor's or Commissioners' Date Stemp)
Section i: Petitioner, please complete	s Section I	.118
only, Date: 03/25/2016 Year		
Pelitioner's Name: American Homes 4 F	tent Properties Nine, LLC	
Pelilloner's Mailing Address: 30801 Ago		A A A A A
Agoura Hills	CA Sude	9130] Zip Code
City of Town	•	·
Schedule or Parcel Number(9) 0362641	PROPERTY ADDRESS OR 6838 Chestnul HU	LEGAL DESCRIPTION OF PROPERTY I Street Highlands Ranch, CO, 80130
above property for the property tax year	2015 are inco	ether due to errorieous valuation, firegularity in
Petitioner's setimate of value:	\$348,500,00 Value Y	(_2015)
or statements, has been prepared or ex- true, portect, end complete. Pautioner's signature	amined by me, and to the be Daytime Pho Email_ebro	illion, together with any accompanying exhibits set of my knowledge, information, and belief, is one Number (310)774-5456
ByAgent's Signature*	Daylima Pho Email	ons Number ()
*Letter of agency must be sitzehed when path		
if the Roam of County Commissioners, durausoi	to § 39-10-114(1), C.R.S., or the Personal Inverse or	toperly Tax Administrator, pursuant to § 39-2-116, C.R.S., I may appeal to the Board of Assessment Appeals pursuant obsion, § 39-10-114.6(1), C.R.S.
Section ii: Ass	sessor's Recommends (For Assessor's Use Only)	ation
· ·	, , , , , , , , , , , , , , , , , , ,	
,	Jeans Iox	
Original		
Corrected		
Abato/Refund		·
Assessor recommends approval	as outlined above.	
ll the request for obstement is besed upon the g protest to such valuation has been filed and a No	rounds of overvaluation, no abatem plice of Determination has been me	ient or refund of laxes shall be made il en objection or illed to the taxpayor. § 39-10-114(1)(b)(l)(C), C.R.S.
Tax year: Protest? No	Yes (II a protest was flied, pleas	a strack a copy of the NOD.)
Assessor recommends denial for	the following reason(s):	As less Tame A. Assessor's Signaturo
16-BPT-AR No 020-60/15		

Petitio	ner: Co	nstantina Tarin		Agent:	Constantina Tarin	
Proper	ty Address:	7381 W. Lakeside I	Drive A	Abatement Nu	mber: 16-128	
Assess	or's Origina	l Value: \$383,060 fo:	r tax year 2015.			
	Hearing D	ate: September 20	, 2016 F	Hearing Time:	9:00 a.m.	
1. T	he Douglas	County Assessor was	s represented at	the hearing by	Marty Wilson.	
2. T	he Petitione a. b. c. d.	r was: ☐ present ☐ not present ☐ present/represent ☐ not present/rep	•	,		
3.	Assessor's	Recommended Valu	ne: \$383,060 for	tax year 2015		
	Petitioner's	s Requested Value:	\$295,615 for tax	x year 2015.		
4. P	etitioner pre	esented the following	testimony and o	locuments in s	support of the claim:	Petitioner submitted a

statement that there have been no interior or exterior improvements to the home since purchase, other than windows and two exterior doors. The property sits directly east of Highway 85 and has vehicular noise from it. Most of the acreage that encompasses the property is on a hill facing west abutting Highway 85 and making it

difficult to add any structures such as a barn.

5. The A	ssessor pre	sented the following testimony and documents in support of the Assessor's position:
a. b. c. d.	□valuatio □a valuat	om sales of comparable properties which sold during the applicable time period; and /or on using the cost approach; and/or tion using the income approach; and/or Comparable sales are located near Highway 85.
		NDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND FOR THE PROPERTY ARE:
Classification	on:	Residential
Total Actua	al Value:	\$383,060 for tax year 2015.
		: Comparable sales most similar to the subject property in location on Highway 85 support nation of actual value.
IT IS THE	REFORE 1	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Recommen		oved and the value of the subject property is reduced as set forth in the Findings and rein
	b. 🗆 Арр	roved in part as set forth in the Findings and Recommendations herein
	c. 🛭 Der	nied after abatement hearing
	d. 🗌 Adn	ninistrative Denial is Granted
REFEREE	₹:	
s/ Karen Sn. Name	nith	September 20, 2016 Date
Abatemen	it Log No.	16-128

				16-128	•	Assessor Findings:								
Petitioner: CONSTANTINA TARIN					Tax Year	2015	Assessor	s Recomi	nendation: Deny					
Agent:					Protested?	N	N Comparable sales within the study period support the Assessor's 2015 value.							
Petitioner's Request: Overvaluation Petitioner's Requested Value Original Values		Overvaluation		Tax District	. 3384									
					Tax Rate	12.2302%								
						-	Abater	nont P	eculte					
	/aiues		A	Assd			Anarci	Helle IX	CSUICS	Assmt	Assd			
Parcei		 	Assmt					-	A - 4 1 N Z - 1		Value	Tax Rate	Tax Amount	Refun
Number	Class	Actual Val	Rate	Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Rate	vaiue	0.0000%	14X AIROUIT	1701011
	ļ								`			0.000076		
R0454686	1112	\$80,000	7.96%	\$6,370	12,2302%	\$779,06		1112	\$80,000	7.96%	\$6,370	12.2302%	\$779.06	
1104040	1212	\$302,204	7.96%		12.2302%	\$2,942.59		1212	\$302,204	7.96%	\$24,060	12.2302%	\$2,942.59	
	1279	\$856	7.96%		12.2302%	\$8.56		1279	\$856	7.96%	\$70	12.2302%	\$8.56	
		\$383,060		\$30,500		\$3,730.21	Deny		\$383,060		\$30,500		\$3,730.21	
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								Differenc		Difference		Tax Rate		Refund
			<u> </u>					ļ —	\$	— т	\$	12.2302%		
							 							
														
			 											
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ast Known Ph	hysical Insp	ection By:	MDW	Date	6/30/16		1							
Last Known Physical Inspection By: MDW Date Staff Appraiser: MDW Date			6/30/16											
eview Apprai				Date							·		A	
		Previous S	tudy Perio	od ,	 	CURRENT S	SALES ST	UDY PEF	RIOD	Appr	aisal Date /30/14]	Assessment Da 1/1/15	
		July 1, 2010-	June 30, 2	2ULZ	<u> </u>	July 1, 2	012 - Juni	e 34, 2014	<u> </u>	**************************************	/ JUI IT	Anti-resident and the second		



16-128

Office of the County Assessor Lisa Frizell, Assessor Phone 303-660-7456 Fax 303-478-9751



PETITION FOR ABATEMENT OR REFUND OF TAXES

County Douglas	Date	Received_ Use Assessor's or Commissioners' Date Stamp
,		Ose Accessor 5 of Continuestonics Date Stanifi
Section I: Petitioner, please complete Section I Date: 4/05/16	anly.	E-mail Jess@tarinco.com
Month Day Year	,	
Petitioner's Name: Constantina Tarin	·	
Pelitioner's meiling address: 7381 W Lakeside	Dr	
Littleton CO 80125		
City or Town	State	Zip Code
schedule or parcel number(s) R0454686		DDRESS OR LEGAL DESCRIPTION OF PROPERTY Reside Dr Littleton, CO 80125

Pelitioner states (that the taxes essessed against the (Briefly describe the circumstances surrounding the	above property for prop Incorrect value or tax. A	perty tax year 2015 are incorrect for the following reasons: cliach additional sheets if necessary.)
Petitioner's estimate of actual value \$ 295615.0	00 620	115 1
t apprend a samme of financial same	Value	Year
Petitioner requests an abatement or refund of the ap	nrondelo laves	
•		, and have with a transport of the same that he are
repared or examined by me, and to the best of my	ree, mat mis pelilion, toj knowledge, information :	gether with any accompanying exhibits or statements, has been and belief, is true, correct and complete.
& Ott Jun	Di	aylime Phone Number ()
Pelitioner's Signature		· ·
By	. Dr	aylime Phone Number ()
Agent's Bignature*		Normanulan parameter and a state of the stat
*Lotter of agency must be attached when petition is suf		ı
If the board of county commissioners, pursuant to se the petition for refund or abatement of taxes in whole provisions of section 39-2-125 within thirty days of ti	s or in part, the petitione	he property tax administrator, pursuant to section 39-2-116, denies or may appeal to the board of assessment appeals pursuant to the siston, §39-10-114.5(1), C.R.S.
Section (i: Assessor's (For		nmendation re Use Only)
Tax Year_		
Actual	Assessed	Ţax
Original	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-
Corrected		and the first and the second s
Abate/Refund		**************************************
Assessor recommends approval as our		
No protest was filed for the year:	(If a protest	was Med, please stach a copy of the NOD.)
Assessor recommends denial for the fo	illowing reason(s):	John Parand
		Assessor's or Deputy Assessor's Signature
	·	//

Petitioner:	Stanley & Marilynn Brown Trust	Agent: Travis Stuard
Property Addr	ress: Vacant Land	Abatement Number: 16-139
Assessor's Ori	ginal Value: \$208,000 for tax year 2014 and \$1	75,500 for tax year 2015; classification as vacant land.
Hearin	ng Date: September 20, 2016 Hearin	ng Time: 1:00 p.m.
1. The Dou	glas County Assessor was represented at the ho	earing by Virginia Wood.
2. The Petit	ioner was: a.	uard, who also was not present
3. Assess should be vac		rear 2014 and \$175,500 for tax year 2015; classification
	oner's Requested Value: \$208,000 for tax year atiguous residential is requested.	: 2014 and \$175,500 for tax year 2015; classification
4. Petitione administrative	•	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. \(\text{data from sales of comparable properties which sold during the applicable time period; and /or b. \(\text{valuation using the cost approach; and/or } \) c. \(\text{data valuation using the income approach; and/or } \) d. \(\text{Other Petitioner requested an administrative denial.} \)
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Vacant land
Total Actual Value: \$208,000 for tax year 2014 and \$175,500 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 September 20, 2016 Date
Abatement Log No. 16-139

<u> Fransmi</u>	ittal Sh			Abatement #	16-139						ssor Findings	:	·	
etitioner:		STANLEY & MARILY	(NN BRO	WN TRUST Tax Year 2014-2015 Assessor's Recommendation: Partial Approval										
Agent: TRAVIS STUARD					Protested?	N	N The subject lot qualifys for a present worth discount for the 2014 and 2015 tax years, although it does no meet the requirements for a contiguous classification.							ı it does not
Petitioner's Request: Contiguous Classificati		ition		Tax District	0095	meet the I	requireme	ents for a configuous	classification	on.			•	
<u></u>			Tax Rate	10.4144%										
Original Values		· ·	!		Tax Rate	9.6117%	Abatement Results							
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
R0439308												0.000090		
2014	0100	\$208,000	29.00%	\$60,320	10.4144%	\$6,281.97	Partial	0100	\$144,549	29.00%	\$41,920	10.4144%	\$4,365.72	\$1,916.2
			<u> </u>					Difference	e Actual Value	Difference A	Assd Value	Tax Rate		Refund
									\$63,451	\$1	8,400	10.4144%		\$1,916.2
2015	0100	\$175,500	29.00%	\$50,900	9.6117%	\$4,892.36	Partial	0100	\$120,501	29.00%	\$34,950	9.6117%	\$3,359.29	\$1,533.0
								Difference	e Actual Value	Difference	Assd Value	Tax Rate		Refund
									\$54,999		5,950	9.6117%		\$1,533.0
	-													
	 					· · · · · · · · · · · · · · · · · · ·								
	1								-					
Last Known Physical Inspection By: VKW Date Staff Appraiser: VKW Date		9/5/13 7/6/16			. -						 			
leview Appraise			- 1/44	Date	110110									
	<u> </u>	Previous St	udy Perio	ď		CURRENT S	ALES ST	UDY PER	IOD	Appra	isal Date	<u> </u>	Assessment Da	ate
	1	July 1, 2010 -	July 1, 2010 - June 30, 2012					30, 2014		6/30/12	& 6/30/14	- -	1/1/14 & 1/1/1	15

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Doug	las	, , ,	Date (Use /	Received	oners' Date Stamp)
Section i: Petitioner, plea	ise complete Section	on Lonly.	1 120		DECEME
กตเอกเวกิสส			16-139		RECEIVE
Morth Day	Year	14 DDOWAL TD	ህድዮ <i>ሲነ</i> ስ ከህቸ	l Dhaine	APR 2 5 2016
Petitioner's Name: STANL	EY K & MARILININ	MI BUCANN IV	031 0/0 000	X 1 Holps	Douglas County
Petitioner's Mailing Address	3: 1200 17th St. SU	(e aan	**************************************	80202	Assessor's Office
Denver	CO	State	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Zip Code	Bu definite commence of the second
City or Town SCHEDULE OR PARCEL NU R0439308		PROPERTY AT	ROFT LN LITT	BAL DESCRIPTION OF THE PLAN RUPAL SITE PLAN	,
		1ST AMD 5.6	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1014 17 011 17 1 17 11	
Petitioner requests an abai above property for property describe why the taxes had levying, clerical error or over the subject property is a cownership entity Stanley R means a parcel or configurated and that is used as & Pheips hereby request the	contiguous parcel of I	and associated n Trust. Pursual Inder common o n with the reside	with account (F nt to 30-1-102 (wnership upon ential improvem	R0439309) under the C.R.S (14.4) (a) "Re which residential in ents located thereo	e common sidential land" nprovements are n. Therefore, Duff
				#477 FAA	0045
Petitioner's estimate of v	/alue: \$ \$208	,000 Velue	(2014) and	\$ \$175,500	(
By	Signatura Six.1.	,	ime Phone Nun ime Phone Nun	nber ()	0033
Agent's Si	gnaturo*		-		
*Letter of agency must be attached the Board of County Commission deries the petition for refund or a to the provisions of \$ 39-2-125, County	oners, pursuant to § 39-1 sbatement of taxes in who C.R.S., within thirty days o	0-114(1), C.R.S., or pie or in part, the Pe of the entry of any so	the Property Tax A tillioner may appeal uch decision, § 39-	ito the board of Assessi	o § 39-2-116, C.R.S., ment Appeals pursuant
Section II:		SOF'S RECOR			
	Tex Year 2014	• • • • • • • • • • • • • • • • • • • •		Tax Year 2015	
Actual	Assessed	Tax	Actual	Assessed	Tex
					
Original			<u> </u>		
Corrected	and the state of t	• •	-		
Abato/Refund			_		
Assessor recommen	ds approval as out	line d above.			
If the request for ebatement is b to such valuation has been filed	ased upon the grounds o and a Notice of Determin	f overvaluation, no a ation has been mai	abatement or refund lod to the taxpayer,) of taxes shall be made § 38-10-114(1)(8)(I)(D),	If an objection or protest C.R.S.
Tax year: 2014 Protest?	□ No	Yes (If a pi	otest was filed, pl	ease attach a copy of t	he NOD.)
Tax year: 2016 Protest?	□ No	Yes (If a pi	rotest was filed, pl	easa attach a copy of t	he NOD.)
Assessor recommen	ids denial for the fo	ollowing reason	n(s):		
15-DPT-AR No. 920-66/11		nag ayid ayyin giranda salayigin salayigin salayigin salayi	-7	saesaor's or Deputy A	secsor'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. shell 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 (Ont	Agreement y for abatements	of Assessor a	nd Petitioner				
lo review pel abatement o	r refund in an am	ent or refund and ount of \$10,000	to settle by wr or less per trac	itten mutual agree	ssor by Resolution ment any such pe and or per schedul	lition for			
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 2014 Tax Year 2015									
	<u>Actual</u>	Assessed	Tax	Actual	Assessed	Tax			
Original	\$208,000	\$60,320	\$6,281.97	\$175,500	\$50,900	\$4,892.36			
Corrected	\$144,549	\$41,920	\$4,365.72	\$120,501	\$34,950	\$3,359.29			
Abate/Refund	\$63,451	\$18,400	\$1,916.25	\$54,999	\$15,950	\$1,533,07			
Note: The total applicable. Plea	Note: The total fax 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.								
Petittoner's Sig	mature (1	Date	A				
Assessor's or	Peputy Assessor's	Signature		Date	11-16				
· //			······································	·					
Section IV:	<u> </u>	Decision of	of the Count	y Commission	ers				
	•			n ili does not apply)					
	the County Como	1 <u> </u>			of Colorado, at a deep resent the follow				
									
with notice o	f such meeting a	nd an opportunity	to he present	having heen given	to the Petitioner a	nd the Acceptor			
	ty and Assessor	•	,		being present-n	ł.			
			Name						
	Na	me		• •	ent), and WHERE	1			
NOW BE IT	RESOLVED, that	the Board (agre	es-does not a		ily advised in relati ommendation of the efund as follows:				
-	,			•					
Year	Assessed Value	Taxes Abate/Re	fund Y	ear Assessed	Value Taxe	s Abate/Refund			
			Chair	person of the Board	of County Commissio	ners' Signature			
in and for the record of the	e aforementioned proceedings of t	County, do herel he Board of Cou	ty Clerk and Ex by certify that the nty Commission	c-officio Clerk of the le above and foreg ters.	e Board of County joing order is truly	Commissioners copied from the			
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County									
this	day of	Month	Year			}			
		мони) Ç	County Cler	k's or Deputy County	Clerk's Signature			
Note: Abateme	nts greater than \$10,	000 per schedule, pe	r year, must be sub	mitted in duplicate to the	ne Property Tax Admin	istrator for review.			
Section V:	<u></u>		e Property abatements great	Tax Administra terthan \$10,000)	ator				
The action o	f the Board of Co	unty Commission	ners, relative to	this abatement pe	tition, is hereby				
The action of the Board of County Commissioners, relative to this abatement petition, is hereby Approved Approved in part \$ Denied for the following reason(s):									
		·							
Se	cretary's Signature		Pro	perty Tax Administrato	's Signature Date				

15-DPT-AR No. 920-66/11