

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

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

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

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

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

Abatement No.	Petitioner
16-173	Pine Hill Center LLC
16-180	Parker Homestead Investments LLC

and

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

*WHEREAS*, the Assessor wishes to submit the recommendations for adjustment to value for approval by the Board; now, therefore,

**BE IT RESOLVED** by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Board accepts the recommendations of the Assessor and orders the Clerk to the Board to prepare a separate resolution for each abatement petition and to notify the petitioners of this decision.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of December, 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



**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>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

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

\_\_\_\_\_  
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 Douglas County, State of Colorado, at a duly and lawfully called regular meeting held on 12 / 13 / 16, at which meeting there were present the following members:  
Month Day Year

David A. Weaver, Chair; Commissioner Roger A. Partridge; Commissioner Jill E. Repalla

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 Lisa Fritzell (being present--not present) and

Petitioner Pine Hill Center LLC (16-173) (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:

2015	\$87,000	\$11,420
Year	Assessed Value	Taxes Abate/Refund

\_\_\_\_\_  
Chairperson of the Board of County Commissioners' Signature

I, Meghan McCann 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 13th day of December, 2016  
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):

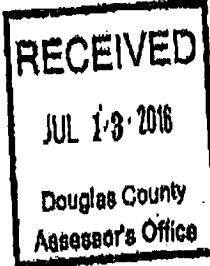
\_\_\_\_\_  
Secretary's Signature Property Tax Administrator's Signature Date

<b>Transmittal Sheet</b>							Abatement #	16-173	<b>Assessor Findings:</b>						
Petitioner:			PINE HILL CENTER LLC				Tax Year	2015	Assessor's Recommendation:						
Agent:							Protected?	N	Adjust: Adjust 2015 reappraisal year value to same level of value determined for its intervening year, at 2016						
Petitioner's Request:			Overvaluation				Tax District	3293	CBOE, R Moffitt						
Petitioner's Requested Value			\$343,000				Tax Rate	8.7968%							
<b>Original Values</b>							<b>Abatement Results</b>								
Parcel Number	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Refund	
										0.0000%					
R0459843	0200	\$747,664	29.00%	\$216,820	8.7968%	\$19,073.22	Approve	0200	\$300,000	29.00%	\$87,000	8.7968%	\$7,653.22	\$11,420.00	
									Difference Actual Value		Difference Assd Value		Tax Rate		Refund
									\$447,664		\$129,820		8.7968%		\$11,420.00
Last Known Physical Inspection By:			RRM	Date	9/19/16										
Staff Appraiser:			RRM	Date	9/19/16										
Review Appraiser:				Date											
Previous Study Period						CURRENT SALES STUDY PERIOD						Appraisal Date		Assessment Date	
July 1, 2010 - June 30, 2012						July 1, 2012 - June 30, 2014						6/30/14		1/1/15	

Amounts rounded to the nearest dollar, two dollar references are an estimate only.



Office of the County Assessor  
 Lisa Frizell, Assessor  
 Phone 303-660-7450 Fax 303-479-8751



16-173

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: July 11, 2016 E-mail: pinehillcenterllc@gmail.com  
 Month Day Year

Petitioner's Name: Mark Holste - Pine Hill Center LLC

Petitioner's mailing address: 3245 S Dexter St  
Denver CO 80222  
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) 2233-224-15-009 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 19920 Hilltop Rd / LOT 3 RAMPART STATION FLG 2 1ST AME  
0459843

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.)

*Please, see attached sheets included.*

Petitioner's estimate of actual value \$ 343000 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.

M. A. Holste Daytime Phone Number 724 556-8132  
 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 39-2-126 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 _____	
	Actual	Assessed
Original	_____	_____
Corrected	_____	_____
Abata/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 Danisich</u> Assessor's or Deputy Assessor's Signature	

November 9, 2016

Mark Holste  
Pine Hill Center LLC  
3245 South Dexter Street  
Denver, CO 80222

Reference Log Number: 16-173  
Account Number: R0459843  
Owner: Pine Hill Center LLC  
Address of Property: 19920 Hilltop Road

Dear Mr. Holste:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 16-173 and is recommending approval of the petition for tax year 2015. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

- MMA I accept the Assessor's recommended reduction in value.
- \_\_\_\_\_ I wish to withdraw my petition thus ending any further appeal.
- \_\_\_\_\_ I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
- \_\_\_\_\_ I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **December 8, 2015 at 9:00 a.m.**

Dated this 13<sup>th</sup> day of November, 2016.

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

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

**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>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

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

\_\_\_\_\_  
 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 Douglas County, State of Colorado, at a duly and lawfully called regular meeting held on 12 / 13 / 16, at which meeting there were present the following members:  
 Month Day Year

David A. Weaver, Chair; Commissioner Roger A. Partridge; Commissioner Jill E. Repella

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 Lisa Frzell (being present-not present) and

Petitioner Parker Homestead Investments LLC (16-180) (being present-not present), and WHEREAS, the said  
 Name 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:

2015	\$482,700	\$53,106.58
Year	Assessed Value	Taxes Abate/Refund

\_\_\_\_\_  
 Chairperson of the Board of County Commissioners' Signature

I, Meghan McCann 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 13th day of December, 2016.  
 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)

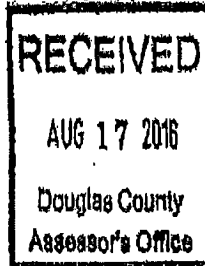
The action of the Board of County Commissioners, relative to this petition, is hereby

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

\_\_\_\_\_  
 Secretary's Signature Property Tax Administrator's Signature Date

Transmittal Sheet							Abatement #		16-180		Assessor Findings:				
Petitioner:		PARKER HOMESTEAD INVESTMENTS LLC			Tax Year		2015		Assessor's Recommendation:						
Agent:					Protected?		N		Adjust: Attributes applied to base land value for site characteristics. R Moffitt						
Petitioner's Request:		Overvaluation			Tax District		0803								
Petitioner's Requested Value		\$1,664,469			Tax Rate		8.7968%								
<b>Original Values</b>							<b>Abatement Results</b>								
Parcel Number	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Refund	
												0.0000%			
R0485423	0200	\$3,542,735	29.00%	\$1,027,390	8.7968%	\$90,377.44	Approve	0200	\$1,594,231	29.00%	\$462,330	8.7968%	\$40,670.25	\$49,707.19	
									Difference Actual Value		Difference Assd Value		Tax Rate		Refund
									\$1,948,504		\$565,060		8.7968%		\$49,707.19
R0485424	0200	\$159,865	29.00%	\$46,360	13.0795%	\$6,063.66	Approve	0200	\$70,238	29.00%	\$20,370	13.0795%	\$2,664.29	\$3,399.37	
									Difference Actual Value		Difference Assd Value		Tax Rate		Refund
									\$89,627		\$25,990		13.0795%		\$3,399.37
Last Known Physical Inspection By:			RRM	Date	7/28/16										
Staff Appraiser:			RRM	Date	9/16/16										
Review Appraiser:				Date											
Previous Study Period						CURRENT SALES STUDY PERIOD						Appraisal Date		Assessment Date	
July 1, 2010 - June 30, 2012						July 1, 2012 - June 30, 2014						6/30/14		1/1/15	

Values are rounded to the nearest dollar. Tax dollar references are an estimate.



HD

16-180

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

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: 8 15 2016 E-mail JIMMARSHALL@RCXDEVELOPMENT.COM  
Month Day Year  
Petitioner's Name: JIM MARSHALL - Parker Homestead Investments, LLC  
Petitioner's mailing address: 7108-M SOUTH AXTON WAY  
CENTENNIAL CO 80112  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
R0485423 PART TRACT A PARKER HOMESTEAD 1 1ST AMENDMENT  
R0485424 PART TRACT A PARKER HOMESTEAD 1 1ST AMENDMENT

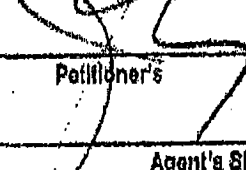
Petitioner states that the taxes assessed against the above property for property tax year 2015 are incorrect for the following reasons:  
(Briefly describe the circumstances surrounding the incorrect value or tax. Attach additional sheets if necessary.)

SEE ATTACHED MEMO & COMP. (R0443355)

R0485423 \$1,594,231 TOTAL VALUE \$1,664,469  
R0485424 \$70,239  
Petitioner's estimate of actual value \$ \_\_\_\_\_ 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.

 Petitioner's Signature Daytime Phone Number ( ) 303 507-6651  
By \_\_\_\_\_ Agent's Signature\* Daytime Phone Number ( ) \_\_\_\_\_

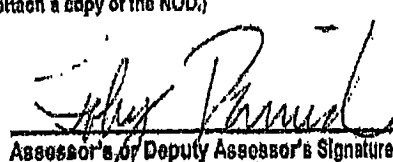
\*Letter of agency must be attached when petition is submitted.

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 39-2-126 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	_____	_____	_____

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.)

Assessor recommends denial for the following reason(s): \_\_\_\_\_

  
Assessor's or Deputy Assessor's Signature



November 9, 2016

Jim Marshall  
Parker Homestead Investments LLC  
7108-M South Alton Way  
Centennial, CO 80112

Reference Log Number: 16-180  
Account Number: R0485423+1  
Owner: Parker Homestead Investments LLC  
Address of Property: Vacant Land

Dear Mr. Marshall:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 16-180 and is recommending approval of the petition for tax year 2015. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

I accept the Assessor's recommended reduction in value.

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

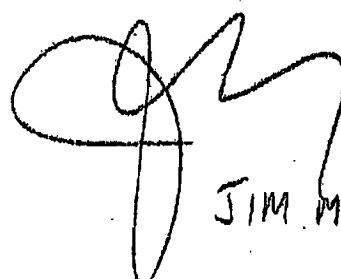
I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.

I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **December 8, 2016 at 10:00 a.m.**

Dated this 14TH day of NOVEMBER, 2016.

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

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

  
JIM MARSHALL