

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

RESOLUTION APPROVING THE RECOMMENDATION 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 the abatement petition on November 9, 2017; and
2. After hearing all the evidence, Referee Smith makes the recommendation contained in the attached Referee Worksheet for the following Abatement Number:

Abatement No.

17-053

Petitioner(s)

Kelli Leadbetter

3. Having reviewed the recommendation of Referee Smith, the Board of County Commissioners ("Board") approves her findings and recommendation.

**NOW, THEREFORE**, be it resolved by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Board accepts the recommendation of Referee Smith and orders the Clerk to the Board to prepare a separate resolution for the abatement petition contained in the attached worksheet and to notify the petitioner of this decision.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of December, 2017 in Castle Rock, Douglas County, Colorado.

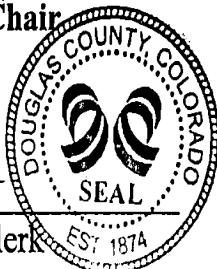
THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

BY:

  
ROGER A. PARTRIDGE, Chair

ATTEST:

  
EMILY WRENN, Deputy Clerk



DOUGLAS COUNTY ABATEMENT HEARING  
REFEREE WORKSHEET

Petitioner: Kelli Leadbetter

Agent:

Property Address: 20752 Parklane Drive

Abatement Number: 17-053

Assessor's Original Value: \$383,859 for tax years 2015 & 2016.

Hearing Date: November 9, 2017

Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by 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: \$383,859 for tax year 2015 & \$370,000 for tax year 2016.

Petitioner's Requested Value: No requested value was stated on the Petition for Abatement or Refund of Taxes.

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner stated on her Petition for Abatement or Refund of Taxes: "do not have finished basement. 2 car garage not 3."

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 inspected the subject property on 9/8/2017 and removed the basement finish from the Assessor's records and corrected the garage square footage. Petitioner purchased the subject property on 7/6/2016.

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

Classification: Residential

Total Actual Value: \$383,859 for tax year 2015 & \$370,000 for tax year 2016.

Reasons are as follows: Petitioner's request for tax year 2015 should be denied because Petitioner did not own the subject property in 2015. Petitioner therefore lacks standing to file the 2015 appeal. For 2016, Assessor recommended the reduction in actual value. Comparable sales, including the time adjusted sale of the subject property to a former owner on 8/8/2013, support the recommended 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

November 9, 2017  
Date

Abatement Log No. 17-053

<b>Transmittal Sheet</b>														
						Abatement #	17-053							
Petitioner:	KELLI LEADBETTER					Tax Year	2015-2016	Assessor's Findings: Assessor's Recommendation: Partial Approval - Deny 2015 & Adjust 2016 An inspection of the property was conducted on 9/8/2017 and characteristic changes were made to the property resulting in a reduction.						
Agent:						Protested?	N							
Petitioner's Request:	Property Characteristics					Tax District	0803							
Petitioner's Requested Value						Tax Rate	8.6394%							
<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
R0404609												0.0000%		
2015	DID NOT OWN PROPERTY						Deny							
2016	1112	\$78,750	7.96%	\$6,270	8.6394%	\$541.69		1112	\$78,750	7.96%	\$6,270	8.6394%	\$541.69	\$-
	1212	\$305,109	7.96%	\$24,290	8.6394%	\$2,098.51		1212	\$291,250	7.96%	\$23,180	8.6394%	\$2,002.61	\$95.90
		\$383,859		\$30,560		\$2,640.20	Approve		\$370,000		\$29,450		\$2,544.30	\$95.90
								Difference Actual Value		Difference Assd Value		Tax Rate		Refund
								\$13,859		\$1,110		8.6394%		\$95.90
Last Known Physical Inspection By:	BAF		Date	9/10/17										
Staff Appraiser:	CML		Date	8/16/17										
Review Appraiser:	BAF		Date	9/10/17										
Assessed Values are rounded to the nearest dollar. Tax dollar references are an estimate only.														