

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

RESOLUTION APPROVING THE ABATEMENT SETTLEMENT  
RECOMMENDATION 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 petition for refund or abatement of property taxes and has determined that an adjustment to value is appropriate:

**Abatement No.**

**Petitioner**

17-068

FFG Parker LLC

and

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

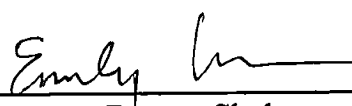
*WHEREAS*, the Assessor wishes to submit the recommendations for adjustment to value for approval by the Board; now, therefore,

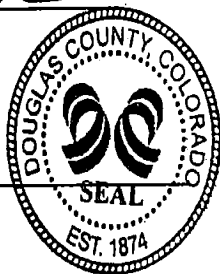
**BE IT RESOLVED** by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Board accepts the recommendation of the Assessor and orders the Clerk to the Board to prepare a separate resolution for this abatement petition and to notify the petitioner of this decision.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of January, 2018, in Castle Rock, Douglas County, Colorado.

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

BY:   
DAVID A. WEAVER, Chair

ATTEST:   
EMILY WRENN, Deputy Clerk



Transmittal Sheet							Assessor Findings:								
Petitioner: FFG PARKER LLC			Abatement #		17-068		Assessor's Recommendation: Partial Approval- did not meet petitioner's estimate of value.								
Agent:			Tax Year		2016		2016 Approve Appraiser recommends approval of this abatement to correct the on-line filing and the discrepancies in quantities versus costs. Filer multiplied the individual costs by the quantity and still reported multiple quantities. This abatement corrects the 2016 account.								
Petitioner's Request: Assets 2016			Tax District		3094										
Petitioner's Requested Value			\$330,000		Tax Rate		13.0915%								
Original Values							Abatement Results								
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	
P0511763	2410	\$ 1,035,917	29.00%	\$ 300,420	13.0915%	\$ 39,329.48	Partial	2410	\$ 402,147	29.00%	\$ 116,620	13.0915%	\$ 15,267.31		
Less Business Exemption		\$ (100,000)	29.00%	\$ (29,000)	1.8274%	\$ (529.95)			\$ (100,000)	29.00%	\$ (29,000)	1.8274%	\$ (529.95)		
Ending Value		\$ 935,917		\$ 271,420		\$ 38,799.53			\$ 302,147		\$ 87,620		\$ 14,737.36	\$ 24,062.17	
							Difference Actual Value		Difference Assd Value		Refund				
							\$ 633,770		\$ 183,800		\$ 24,062.17				
							Treasurer refund Interest?							No	
Last Known Physical Inspection By:			CLM	Date	4/14/16										
Staff Appraiser:			CLM	Date	9/6/17										
Review Appraiser:			kam	Date	9/6/17										
Assessed Values are rounded to the nearest dollar. Tax dollar references are an estimate only.															



Office of the County Attorney

www.douglas.co.us

October 6, 2017

Michael Nappi  
FFG Parker LLC  
871 S. Auto Mall Drive  
American Fork, UT 84003

Reference Log Number: 17-068  
Account Number: P0511763  
Owner: FFG Parker LLC  
Address of Property: Personal Property

NOV 13 2017  
Douglas County Attorney

Dear Mr. Nappi:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 17-068 and is recommending approval of the petition for tax year 2016. 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.

- MN 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 **November 9, 2017 at 10:00 a.m.**

Dated this 24 day of October, 2017.

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)

Attachment: FFG Parker - 17-068 (4494 : Resolution Approving Abatement Settlement Recommendation)

17-068



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

301 Wilcox Street  
Castle Rock, CO 80104

RECEIVED

AUG 28 2017

Douglas County  
Assessor's Office

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: 08 24 2017 E-mail: michael @ four foods group

Petitioner's Name: Kneaders of Meridian - FFG Parker, LLC

Petitioner's mailing address: 871 S. Auto mall Drive  
American Fork VT 84003  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>P0511763</u>	<u>9846</u>

Petitioner states that the taxes assessed against the above property for property tax year 2016 are incorrect for the following reasons:  
(Briefly describe the circumstances surrounding the incorrect value or tax. Attach additional sheets if necessary.)

The person who originally filed the return added up items then also did it by quantity. He overstated the fixed assets. He called and was told to call back the next year to correct it. He never called back and I believe an audit was done at the location to confirm everything.

Petitioner's estimate of actual value 330,000.00 2016 for example each microwave cost 1047.00 and we have 3 of them so total should be 3141.00 not 9423.00. I have attached correct quantities and amounts.

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.

Michael Nappi Michael Nappi Daytime Phone Number (801) 642 3800  
Petitioner's Signature Brand Controller

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 39-2-125 within thirty days of the entry of any such decision, §39-10-114.5(1), C.R.S.

Section II: (For	Assessor's	Recommendation
Tax	Year _____	Assessor's Use Only)
	Actual	Assessed
Original	_____	_____
Corrected	_____	_____
Abate/Refund	_____	_____
<input type="checkbox"/>	Assessor recommends approval as outlined above.	
<input type="checkbox"/>	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

Attachment: FFG Parker - 17-068 (4494 : Resolution Approving Abatement Settlement Recommendation)