Resolution No. R-018- 021

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
17-073	E. Sam Fishman
17-077	Valuetec Financial Equipment, LLC
17-091	Henderson Brothers Real Estate Enterprises LLC
17-093	Giraffe Properties LLC c/o Toys R Us
201800077	PTREH

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 13th day of February, 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

DOUGLAS COUNTY, COLORADO SEAL EST. 1874

DOUGLAS COUNTY
COLORADO

Office of the County Attorney

www.douglas.co.us

December 22, 2017

Mark Dyson
Dyco Diversified, Inc.
795 McIntyre Street, Suite 205
Golden, CO 80401

Reference Log Number: 17-073
Account Number: R0082798
Owner: E. Sam Fishman
Address of Property: 801-981 North Park St., Castle Rock

Dear Mr. Dyson:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 17-073 and is recommending approval of the petition for tax years 2015 and 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.

X 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 **January 25, 2018** at **10:00 a.m.**

Dated this 1 day of January, 2018.

A. Mark Dyson
Agent

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

Transmittal Sheet

Abatement #	17-073		
Petitioner:	E. SAM FISHMAN	Tax Year	2015-2016
Agent:	MARK DYSON	Protested?	N
Petitioner's Request:	Overvaluation	Tax District	0215
Petitioner's Requested Value	$3,400,000	Tax Rate	6.7882%
		Tax Rate	6.5990%

Assessor Findings:

Assessor's Recommendation:
Comparable sale of shopping centers similar in size, age, condition and tenant mix; as well as subject's actual operating data, support and adjustment to value

Original Values

Parcel Number	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount
R0082798						
2015	2112	$743,016	29.00%	$215,470	6.7882%	$14,626.53
	2212	$3,389,579	29.00%	$982,980	6.7882%	$66,726.65
		$4,132,595		$1,198,450		$81,353.18
2016	2112	$743,016	29.00%	$215,470	6.5990%	$14,218.87
	2212	$3,389,579	29.00%	$982,980	6.5990%	$64,866.85
		$4,132,595		$1,198,450		$79,085.72

Abatement Results

Decision	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Refund
					0.0000%		
	2112	$743,016	29.00%	$215,470	6.7882%	$14,626.53	$-
	2212	$2,656,984	29.00%	$770,530	6.7882%	$52,305.12	$14,421.53
Approve		$3,400,000		$986,000		$66,931.65	$14,421.53
	Difference Actual Value		Difference Assd Value		Tax Rate		Refund
	$732,595		$212,450		6.7882%		$14,421.53
	2112	$743,016	29.00%	$215,470	6.5990%	$14,218.87	$-
	2212	$2,656,984	29.00%	$770,530	6.5990%	$50,847.27	$14,019.58
Approve		$3,400,000		$986,000		$65,066.14	$14,019.58
	Difference Actual Value		Difference Assd Value		Tax Rate		Refund
	$732,595		$212,450		6.5990%		$14,019.58

Last Known Physical Inspection By:	CLK	Date	10/17/03
Staff Appraiser:	DAK	Date	11/3/17
Review Appraiser:		Date	

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

PETITION FOR ABATEMENT OR REFUND OF TAXES

County _____ Date Received _____

Section I Petitioner please complete Section I only

Date 9/22/2017 17-073

Petitioner's Agent E. Sam Fishman

Petitioner's Mailing Address 3456 West 23rd Avenue
Denver CO 80211

RECEIVED
SEP 26 2017
Douglas County
Assessor's Office

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0082798	801-981 North Park Street, Castle Rock, CO

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the years 2015 and 2016 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, mistake, error or overvaluation. Attach additional sheets if necessary.

The attached price report shows $2.8 million, but we request the $3.4 million value agreed for 2017. Economic conditions at the property did not improve between June 30, 2014 and June 30, 2016. Also, physical conditions at the property did not improve between January 1, 2015 and January 1, 2017.

NOTE: The letter of agency is attached to the report's addendum.

Petitioner's estimate of value $ 3,400,000 2015 and $ 3,400,000 2016

[illegible] Petitioner's Signature

Daytime Phone Number _____

By _____ Agent's Signature

Daytime Phone Number 303 810 1665

A. Mark Dyson

*Letter of agency must be attached when petition is submitted by an agent.

Section II

Assessor's Recommendation

(For Assessor's Use Only)

Tax Year _____ Tax Type _____

Schedule	Assessed	Tax	Actual	Assessed	Tax
Original					
New					

Abate Refund _____

Assessor's recommendation as shown above

Assessor's Signature

DOUGLAS COUNTY
COLORADO

Office of the County Attorney

www.douglas.co.us

Received
JAN 05 2017
Douglas County Attorney

December 22, 2017

Charlie Womack
Valuetec Financial Equipment, LLC
14590 E. Fremont Avenue
Centennial, CO 80112

Reference Log Number: 17-077
Account Number: P05100915
Owner: Valuetec Financial Equipment, LLC
Address of Property: 12415 Dumont Way #104

Dear Mr. Womack:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 17-077 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.

_____ 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 **January 25, 2018 at 10:00 a.m.**

Dated this 2nd day of JAN, ~~2017~~ 2018

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

Internal Abatement

Abatement #	17-077		
Petitioner:	VALUETEC FINANCIAL EQUIPMENT	Tax Year	2016
Agent:		Protested?	N
Petitioner's Request:	Business relocated to Arapahoe County	Tax District	3253
Petitioner's Requested Value		Tax Rate	8.7679%

Assessor Findings:

Assessor's Recommendation:
Per the Treasurer's Office this business relocated and filed and paid 2016 taxes to Arapahoe County - Confirmed with Arapahoe County Treasurer's website. Abate 2016 tax bill.

Original Values

Parcel Number	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount
P0510915						
	2410	$ 18,799	29.00%	$ 5,450	8.7679%	$ 477.85
Late Filing Fee						$ 50.00
Less Business Exemption		$ 18,799	29.00%	$ 5,450	1.8274%	$ (99.59)
						$ 428.26

Abatement Results

Decision	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Refund
Approve	2410	$ -	29.00%	$ -	8.7679%	$ -	
						$ -	
		$ -	29.00%	$ -	1.8274%	$ -	
						$ -	$ 428.26
	Difference Actual Value		Difference Assd Value				Refund
	$ 18,799		$ 5,450				$ 428.26
				Treasurer refund Interest?		Yes	

Last Known Physical Inspection By:	JLH	Date	2015- Discovery
Staff Appraiser:	JLH	Date	10/24/17
Review Appraiser:	kam	Date	10/24/17

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

DOUGLAS COUNTY
COLORADO

17-077 **INTERNAL**

RECEIVED
OCT 24 2017
Douglas County
Assessor's Office

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: October 24, 2017
Month Day Year

Petitioner's Name: Valuetec Financial Equipment, LLC

Petitioner's mailing address: 14590 E. Fremont Ave.

Centennial, CO 80112
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
P0510915	12415 Dumont Way #104

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

Business relocated to Arapahoe County

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.

_____ Daytime Phone Number _____
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 39-2-116, 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 _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original						
Corrected						
Abate/Refund						

☐ 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.)

☐ Assessor recommends denial for the following reason(s):

Lisa Frizell
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 Douglas County authorize the Assessor by Resolution No. R-010-155 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 2016

	Actual	Assessed	Tax
Original	$18,799	$5,450	$428.26
Corrected	$0	$0	$0
Abate/Refund	$18,799	$5,450	$428.26

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 10/24/17

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 ____/____/____ (Month Day Year), at which meeting there were present the following members:

_____

_____

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 _____ (Name) *(being present--not present)* and Petitioner _____ (Name) *(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 _____

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

DOUGLAS COUNTY
COLORADO

Office of the County Attorney

www.douglas.co.us

January 10, 2018

Todd Stevens
Stevens & Associates
9635 Maroon Circle, Suite 450
Englewood, CO 80112

Reference Log Number: 17-091
Account Number: R0341634
Owner: Henderson Brothers Real Estate Enterprises LLC
Address of Property: 1700 E. County Line Road, Highlands Ranch

Dear Mr. Stevens:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 17-091 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.

TT 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 **January 25, 2018 at 10:00 a.m.**

Dated this 17th day of January, 2018.

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

Transmittal Sheet

Abatement #	17-091		
Petitioner:	HENDERSON BROTHERS REAL ESTATE ENTERPRISES LLC	Tax Year	2015
Agent:	TODD STEVENS	Protested?	N
Petitioner's Request:	2016 Baa Value	Tax District	3251
Petitioner's Requested Value	$1,470,000	Tax Rate	8.9564%

Original Values

Parcel Number	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount
R0341634	2112	$ 411,488	29.00%	$ 119,330	8.9564%	$ 10,687.67
	2212	$ 1,481,952	29.00%	$ 429,770	8.9564%	$ 38,491.92
		$ 1,893,440		$ 549,100		$ 49,179.59

Last Known Physical Inspection By: Date

Staff Appraiser: Date

Review Appraiser: Date

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

Assessor Findings:

Assessor's Recommendation:

Approve 2015 based on the 2016 Board of Assessment Appeals order under docket # 69612 as same base year is applicable.

Abatement Results

Decision	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Refund
	2112	$ 411,488	29.00%	$ 119,330	8.9564%	$ 10,687.67	$ -
	2212	$ 1,058,512	29.00%	$ 306,970	8.9564%	$ 27,493.46	$ 10,998.46
Approve		$ 1,470,000		$ 426,300		$ 38,181.13	$ 10,998.46

Difference Actual Value	Difference Assd Value	Tax Rate	Refund
$ 423,440	$ 122,800	8.9564%	$ 10,998.46

DOUGLAS COUNTY
COLORADO

17-091

RECEIVED
DEC 22 2017
Douglas County
Assessor's Office

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: December 29, 2017 (Month Day Year) E-mail TODD@STEVENSANDASSOC.COM

Petitioner's Name: HENDERSON BROTHERS REAL ESTATE ENTERPRISES LLC

Petitioner's mailing address: 1700 E County Line Rd

Highlands Ranch, CO 80126
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0341634	1700 E County Line Rd, Highlands Ranch CO 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.)

THE ASSESSOR DID NOT PROPERLY CONSIDER THE COST, MARKET & INCOME APPROACH TO VALUE OR ASPECTS OF THE PROPERTY IN QUESTION.

Petitioner's estimate of actual value $ 1,470,000 (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.

_____ Daytime Phone Number ( )
Petitioner's Signature

By Todd _____ Daytime Phone Number (303) 347-1878
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			

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

DOUGLAS COUNTY
COLORADO

Office of the County Attorney
www.douglas.co.us

January 10, 2018

Todd Stevens
Stevens & Associates
9635 Maroon Circle, Suite 450
Englewood, CO 80112

Reference Log Number: 17-093
Account Number: R0401115
Owner: Griaffe Properties LLC c/o Toys R Us
Address of Property: 7155 Business Center Drive, Highlands Ranch

Dear Mr. Stevens:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 17-093 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.

TS 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 January 25, 2018 at 10:00 a.m.

Dated this 11th day of January, 2018.

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

Transmittal Sheet

		Abatement #	17-093
Petitioner:	GIRAFFE PROPERTIES LLC	Tax Year	2015
Agent:	TODD STEVENS	Protested?	N
Petitioner's Request:	2016 Baa Value	Tax District	3251
Petitioner's Requested Value	$4,770,250	Tax Rate	8.9564%

Assessor Findings:

Assessor's Recommendation:

Approve 2015 based on the 2016 Board of Assessment Appeals order under docket # 69611 as same base year is applicable.

Original Values

Parcel Number	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount
R0401115	2112	$2,140,930	29.00%	$620,870	8.9564%	$55,607.60
	2212	$3,583,370	29.00%	$1,039,180	8.9564%	$93,073.12
		$5,724,300		$1,660,050		$148,680.72

Abatement Results

Decision	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Refund
					0.0000%		
	2112	$2,140,930	29.00%	$620,870	8.9564%	$55,607.60	$-
	2212	$2,629,320	29.00%	$762,500	8.9564%	$68,292.55	$24,780.57
Approve		$4,770,250		$1,383,370		$123,900.15	$24,780.57

Difference Actual Value	Difference Assd Value	Tax Rate	Refund
$954,050	$276,680	8.9564%	$24,780.57

Last Known Physical Inspection By:		Date	
Staff Appraiser:		Date	
Review Appraiser:		Date	

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

DOUGLAS COUNTY
COLORADO

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

301 Wilcox Street
Castle Rock, CO 80104

17-093

RECEIVED
DEC 22 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: December 29, 2017 (Month Day Year) E-mail TODD@STEVENSANDASSOC.COM

Petitioner's Name: GIRAFFE PROPERTIES LLC C/O TOYS R US

Petitioner's mailing address: 1 Geoffrey Way, Tax Dept

Wayne, NJ 07470
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0401115	7155 Business Center Dr, Highlands Ranch, CO 80130

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.)

THE ASSESSOR DID NOT PROPERLY CONSIDER THE COST, MARKET & INCOME APPROACH TO VALUE OR ASPECTS OF THE PROPERTY IN QUESTION.

Petitioner's estimate of actual value $ 4,770,250 (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.

Petitioner's Signature Daytime Phone Number ( )

By Todd **Agent's Signature*** Daytime Phone Number (303) 347-1878

***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			

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

DOUGLAS COUNTY
COLORADO

Office of the County Attorney
www.douglas.co.us

January 23, 2018

Mike Evans
7165 Lemon Gulch Ways
Castle Rock, CO 80108

Reference Log Number: 201800077
Account Number: R0476879
Owner: PTREH
Address of Property: 13300 James E Casey Avenue

Dear Mr. Evans:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 201800077 and is recommending approval of the petition for tax year 2017. 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.

MEE 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 **January 25, 2018 at 10:00 a.m.**

Dated this 26 day of January, 2018.

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

Internal Abatement

Abatement # 201800077

Petitioner:	PTREH	Tax Year	2017
Agent:		Protested?	Y
Petitioner's Request:	Correction of square footage & characteristics	Tax District	3375
Petitioner's Requested Value		Tax Rate	10.3517%

Assessor Findings:

Assessor's Recommendation:

Recommend Adjust, based on correction of subject property physical characteristics. R Moffitt

Original Values

Parcel Number	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount
R0476879	3112	$798,228	29.00%	$231,490	10.3517%	$23,963.15
	3212	$9,189,372	29.00%	$2,664,920	10.3517%	$275,864.52
		$9,987,600		$2,896,410		$299,827.67

Abatement Results

Decision	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Refund
					0.0000%		
	3112	$798,228	29.00%	$231,490	10.3517%	$23,963.15	$-
	3212	$8,546,352	29.00%	$2,478,440	10.3517%	$256,560.67	$19,303.85
Approve		$9,344,580		$2,709,930		$280,523.82	$19,303.85

Difference Actual Value	Difference Assd Value	Tax Rate	Refund
$643,020	$186,480	10.3517%	$19,303.85

Last Known Physical Inspection By:	RRM	Date	12/11/17
Staff Appraiser:	RRM	Date	1/16/18
Review Appraiser:		Date	

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

2018000077 - 2017

DOUGLAS COUNTY
COLORADO

INTERNAL

RECEIVED
JAN 02 2018
Douglas County
Assessor's Office

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: January 2, 2018
Month Day Year

Petitioner's Name: PTREH

Petitioner's mailing address: 7165 Lemon Gulch Way

Castle Rock, CO 80108
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0476879	13300 James E Casey Ave

Petitioner states that the taxes assessed against the above property for property tax year 2017 is incorrect for the following reasons: (Briefly describe the circumstances surrounding the incorrect value or tax. Attach additional sheets if necessary.)

Correction of square footage and physical characteristics

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.

_____ Daytime Phone Number _____
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 39-2-116, 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 _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original						
Corrected						
Abate/Refund						

☐ 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.)

☐ Assessor recommends denial for the following reason(s):

_____
Assessor's or Deputy Assessor's Signature