

**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:

<b>Abatement No.</b>	<b>Petitioner</b>
201800012	River Canyon Real Estate Investments LLC
201800013	River Canyon Real Estate Investments LLC
201800123	Bed, Bath & Beyond, Inc.

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 22<sup>nd</sup> day of May, 2018, in Castle Rock, Douglas County, Colorado.

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

BY:

*Lora L Thomas*  
LORA L. THOMAS, Chair

ATTEST:

*Emily Wrenn*  
EMILY WRENN, Deputy Clerk



Transmittal Sheet for Abatement #: 201800012

Tax Year: 2015  
Petitioner: RIVER CANYON REAL ESTATE INVESTMENTS LLC  
  
Agent: DYCO DIVERSIFIED INC  
Petitioner's Request: Value Too High  
Petitioner's Requested Value: \$990,000

Assessor Findings:  
  
Abatement Recommendation: Adjust  
44 - Appraiser's custom response:  
Staff Appraiser: SWC  
Review Appraiser: SWC  
  
Hearing Comments:  
  
Assessor Final Review Value: \$1,459,196  
Abatement Final Results

Original Values								Abatement Final Results								
Account	ANAL Code	ANAL DISC	AGUA VALUE	ANAL Rate	ASSESSED Value	TAX RATE	TAX Amt	Account	ANAL Code	ANAL DISC	AGUA VALUE	ANAL Rate	ASSESSED Value	TAX RATE	TAX Amt	Rebate
R0467258	2125	1902	\$215,775	29.00%	\$62,570	8.4298%	\$5,274.53		2125	1902	\$215,775	29.00%	\$62,570	8.4298%	\$5,274.53	
	2225	1902	\$43,421	29.00%	\$12,590	8.4298%	\$1,061.31		2225	1902	\$43,421	29.00%	\$12,590	8.4298%	\$1,061.31	
	Acct. Total:		\$259,196		\$75,160		\$6,335.84		Acct. Total:		\$259,196		\$75,160		\$6,335.84	
Deny - 43 - Appraiser's custom response: The assessor's office and the petitioner's agent have mutually agreed to the value of this account.																
R0479052	2125	2682	\$75,150	29.00%	\$21,790	8.4909%	\$1,850.17		2125	2682	\$75,150	29.00%	\$21,790	8.4909%	\$1,850.17	
	2225	2682	\$3,131,277	29.00%	\$908,070	8.4909%	\$77,103.32		2225	2682	\$1,124,850	29.00%	\$326,210	8.4909%	\$27,698.16	\$49,405.16
	Acct. Total:		\$3,206,427		\$929,860		\$78,953.49		Acct. Total:		\$1,200,000		\$348,000		\$29,548.33	
Adjust - 44 - Appraiser's custom response: The assessor's office and the petitioner's agent have mutually agreed to the value of this account.																
Grand Total:			\$3,465,623		\$1,005,020		\$85,289.33	Grand Total:			\$1,459,196		\$423,160		\$35,884.17	\$49,405.16



Office of the County Attorney

www.douglas.co.us

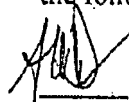
March 15, 2018

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

Reference Log Number: 201800012  
Account Number: R0467258+1  
Owner: River Canyon Real Estate Investments, LLC  
Address of Property: 8250 Palladio Court, Littleton

Dear Mr. Dyson:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 201800012 and is recommending partial 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  
March 29, 2018 at 2:00 p.m.

Dated this 21 day of March, 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](mailto:chancock@douglas.co.us)

Transmittal Sheet for Abatement #: 201800013

Tax Year: 2016  
Petitioner: RIVER CANYON REAL ESTATE INVESTMENTS LLC  
  
Agent: DYCO DIVERSIFIED INC  
Petitioner's Request: Value Too High  
Petitioner's Requested Value: \$990,000

Assessor Findings:  
  
Abatement Recommendation: Adjust  
44 - Appraiser's custom response:  
Staff Appraiser: SWC  
  
Review Appraiser: SWC  
  
Hearing Comments:  
  
Assessor Final Review Value: \$1,459,196

Original Values								Abatement Final Results								
ACCOUNT#	ABST CODE	TAX DISC	ACTUAL VALUE	ASSTMT RATE	ASSESSED VALUE	TAX RATE	TAX AMT	ACCOUNT#	ABST CODE	TAX DISC	ACTUAL VALUE	ASSTMT RATE	ASSESSED VALUE	TAX RATE	TAX AMT	RETRNG
R0467258	2125	1902	\$215,775	29.00%	\$62,570	8.2248%	\$5,146.26		2125	1902	\$215,775	29.00%	\$62,570	8.2248%	\$5,146.26	-
	2225	1902	\$43,421	29.00%	\$12,590	8.2248%	\$1,035.50		2225	1902	\$43,421	29.00%	\$12,590	8.2248%	\$1,035.50	-
	Acct. Total:		\$259,196		\$75,160		\$6,181.76		Acct. Total:		\$259,196		\$75,160		\$6,181.76	
Deny - 43 - Appraiser's custom response: The assessor's office and the petitioner's agent have mutually agreed to the value of this account.																
R0479052	2125	2682	\$75,150	29.00%	\$21,790	8.2868%	\$1,805.69		2125	2682	\$75,150	29.00%	\$21,790	8.2868%	\$1,805.69	-
	2225	2682	\$3,131,277	29.00%	\$908,070	8.2868%	\$75,249.94		2225	2682	\$1,124,850	29.00%	\$326,210	8.2868%	\$27,032.37	\$48,217.57
	Acct. Total:		\$3,206,427		\$929,860		\$77,055.63		Acct. Total:		\$1,200,000		\$348,000		\$28,838.06	
Adjust - 44 - Appraiser's custom response: The assessor's office and the petitioner's agent have mutually agreed to the value of this account.																
Grand Total:			\$3,465,623		\$1,005,020		\$83,237.39	Grand Total:			\$1,459,196		\$423,160		\$35,019.82	\$48,217.57

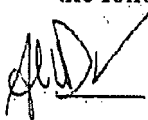
March 15, 2018

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

Reference Log Number: 201800013  
Account Number: R0467258+1  
Owner: River Canyon Real Estate Investments, LLC  
Address of Property: 8250 Palladio Court, Littleton

Dear Mr. Dyson:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number 201800013 and is recommending partial 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  
**March 29, 2018 at 2:00 p.m.**

Dated this 21 day of March, 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](mailto:chancock@douglas.co.us)

Transmittal Sheet for Internal Abatement #: 201800123

Tax Year: 2017  
Date Received: 2/6/2018  
Petitioner: BED BATH & BEYOND INC  
  
Agent:  
Petitioner's Request: Incorrect Data  
Petitioner's Requested Value:

Assessor Findings:  
  
Abatement Recommendation: Adjust  
23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.  
Staff Appraiser: KAM  
Review Appraiser: KAM  
  
Hearing Comments:  
  
Assessor Final Review Value: \$156,467  
Abatement Final Results

Original Values								Abatement Final Results							
ACCOUNT#	ADST CODE	EXEMPTION	ACTUAL VALUE	ASSTMT RATE	ASSESSOR VALUE	TAX RATE	TAX AMT	ACCOUNT#	ADST CODE	EXEMPTION	ACTUAL VALUE	ASSTMT RATE	ASSESSOR VALUE	TAX RATE	TAX AMT
P0504953	2410	3251	\$617,899	29.00%	\$179,190	8.6053%	\$15,419.84		2410	3251	\$156,467	29.00%	\$45,380	8.6053%	\$3,905.09
		Less Business Exemption	\$100,000	29.00%	\$29,000	1.8774%	(\$544.45)				\$100,000	29.00%	\$29,000	1.8774%	(\$544.45)
Grand Total:			\$517,899		\$150,190		\$14,875.39	Grand Total:			\$56,467		\$16,380		\$3,360.64

Adjust - 23 - We received additional information on your account which amended your Personal Property Declaration already filed and have adjusted your valuation accordingly.

March 30, 2018

Matthew Reimer  
Bed, Bath & Beyond, Inc.  
9229 Delegates Row, Suite 375  
Indianapolis, IN 46240

Reference Log Number(s): 201800123  
Account Number: P0504953  
Owner: Bed, Bath & Beyond, Inc.  
Address of Property: 9315 Dorchester Street, #100

Dear Mr. Reimer:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 201800123 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 for each Log Number. 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.

MCR

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  
April 12, 2018 at 1:00 p.m.

Dated this 9<sup>TH</sup> day of APRIL, 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](mailto:chancock@douglas.co.us)