#### Resolution No. R-018-055

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

#### RESOLUTION APPROVING THE RECOMMENDATIONS OF THE ABATEMENT HEARINGS REFEREE FROM MARCH 29, 2018.

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 abatement petitions on March 29, 2018; and
- 2. After hearing all the evidence, Referee Smith makes the recommendations contained in the attached Referee Worksheets for the following Abatement Numbers:

Abatement No.	Petitioner(s)	
	•	
201800002 & 201800003	CIC Building Acquisition	
201800004 & 201800005	Moreland Properties LLC	
201800007 & 201800008	3753 Norwood LLC	
201800009	BF Investments LLC	
201800010 & 201800011	18999 E Mainstreet LLC	
201800017 & 201800018	Realty Management Group	
201800019 & 201800020	K4 Blue	
201800076	Marc & Maureen Gsand	
201800098	Murugesan Balakrishnan	

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

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 Referee Smith and orders the Clerk to the Board to prepare a separate resolution for each abatement petition contained in the attached worksheets 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, Chair

ATTEST:

EMILY WRENN, Deputy Clerk

Petitioner:	CIC Building Acquisittion LLC	Agent: Kendra Goldstein, Esq.	
Property Add	ress: 482 W. Happy Canyon Road	Abatement Number: 201800002	
Tax year 2015 Assessor's Ori	iginal Value: \$948,224		
Hearir	ng Date: March 29, 2018 F	earing Time: 9:00 a.m.	
1. The Dou	nglas County Assessor was represented at t	he hearing by Terryl Tilman	
2. The Petit	tioner was:  a.  present  b.  not present  c.  present/represented by Click  d.  not present/represented by Bren	here to enter text. da Fearn	
3. Assess	or's Recommended Value: \$948,224		
Petitio	ner's Requested Value: \$657,500		
property is an eresulting in fun on Wilcox Stre	office building that was built as a single te actional obsolescence; no other properties	ocuments in support of the claim: Petitioner submity. Petitioner's representative testified that the subject and building but is rented to multi-tenants, thereby are located in close proximity; the two sales were located for \$88.61 and \$88.80 per square foot; A Willage	ect y

sales are located in Englewood, Littleton and Greenwood Village.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
<ul> <li>a.  \( \subseteq \text{data from sales of comparable properties which sold during the applicable time period; and /or \( \subseteq \text{valuation using the cost approach; and/or } \)</li> <li>c.  \( \subseteq \text{a valuation using the income approach; and/or } \)</li> <li>d.  \( \subseteq other Petitioner's comparable sales are not the same quality as the subject property and have much smaller land to building ratios. Assessor extracted the improvement values from Petitioner's comparable sales and the resultant improvement value per square foot is \$60.26 for the subject and ranges from \$58.65 to \$59.27 for Petitioner's comparable sales. Assessor also submitted land sales that support the Assessor's land value.</li> </ul>
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Commercial
Total Actual Value: \$948,224
Reasons are as follows: Comparable sales of the same quality as the subject property support the Assessor's determination of 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  March 29, 2018  Name  Date
Abatement Log No. 201800002

Petitioner: CIC Building Acquisittion LLC	Agent: Kendra Goldstein, Esq.
Property Address: 482 W. Happy Canyon Road	Abatement Number: 201800003
Tax year 2016 Assessor's Original Value: \$948,224	
Hearing Date: March 29, 2018 Hearing Time:	9:00 a.m.
1. The Douglas County Assessor was represented at the hearing by	y Terryl Tilman
2. The Petitioner was:	
<ul> <li>a. □ present</li> <li>b. □ not present</li> <li>c. □ present/represented by Click here to en</li> </ul>	ter text.
d.  onot present/represented by Brenda Fearn.	
3. Assessor's Recommended Value: \$948,224	
Petitioner's Requested Value: \$657,500	
4. Petitioner presented the following testimony and documents in scomparable sales and photographs of the subject property. Petitioner property is an office building that was built as a single tenant building	's representative testified that the subject

resulting in functional obsolescence; no other properties are located in close proximity; the two sales were located on Wilcox Street within five miles of the subject property and sold for \$88.61 and \$88.80 per square foot; Assessor's

sales are located in Englewood, Littleton and Greenwood Village.

<ul> <li>a.  \(  \text{\tex{\tex</li></ul>
<ul> <li>b. □valuation using the cost approach; and/or</li> <li>c. □a valuation using the income approach; and/or</li> <li>d. □other Petitioner's comparable sales are not the same quality as the subject property and have much</li> </ul>
d. Sother Petitioner's comparable sales are not the same quality as the subject property and have much
d. Souther Petitioner's comparable sales are not the same quality as the subject property and have much
comparable sales and the resultant improvement value per square foot is \$60.26 for the subject and ranges from \$58.65 to \$59.27 for Petitioner's comparable sales. Assessor also submitted land sales that support the Assessor's land value.
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Commercial
Total Actual Value: \$948,224
Reasons are as follows: Comparable sales of the same quality as the subject property support the Assessor's determination of 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:
Name March 29, 2018  Date
Abatement Log No. 201800003

The Assessor presented the following testimony and documents in support of the Assessor's position:

5.

Petitioner:	Moreland Properties LLC & Remington Ranch LLC	Agent: Mark L. Von	Engeln
Property Add	lress: Vacant Land	Abatement Number:	201800004
I'ax year 2015 Assessor's Oi	5 riginal Value: \$251,000		•
Heari	ing Date: March 29, 2018 Hearing Time:	11:00 a.m.	
1. The Do	uglas County Assessor was represented at the hearing by	Steve Campbell.	
2. The Peti	itioner was:  a.  present  b.  not present  c.  present/represented by Click here to en  d.  not present/represented by Mark Von Engelr		
3. Asses	sor's Recommended Value: \$183,000.	·	
Petitio	oner's Requested Value: \$1,300.		,

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that the subject property is a 35-acre lot; the agricultural land classification was removed; cattle run over the entire subdivision; at this point, Petitioner has abandoned an agricultural argument because Petitioner is selling the subject property; Petitioner would just like to settle the abatement petition.

Abatement Log No.	201800004		. •	
s/ Karen Smith Name		March 2: Date	9 <b>,</b> 2018	
REFEREE:				
d. 🗀 Adn	ninistrative Denial is Grant	ted		
c. 🗆 Der	nied after abatement hearin	ng		•
b. 🛭 Арр	proved in part as set forth i	n the Findings and Ro	ecommendations herei	n .
a.   Appre  Recommendations here	oved and the value of the s	subject property is rec	luced as set forth in th	e Findings and
IT IS THEREFORE	RECOMMENDED that f	for the above-stated re	easons, the Petition fo	r Abatement is:
Reasons are as follows	s: The parties agreed to a n	new actual value of \$1	83,000 based upon cor	nparable sales.
Total Actual Value:	\$183,000			
Classification:	Vacant land		٠.,	
THE REFEREE FI	INDS AND RECOMME OF THE PROPERTY A	ENDS THAT THE RE:	PROPER CLASSIF	ICATION AND
	tion using the income app Subject property was not u		uposes.	
b. □valuati	on using the cost approach	h; and/or	0 11	1,
a. ⊠data fr	om sales of comparable pr	operties which sold d	uring the applicable tir	me period; and /or

The Assessor presented the following testimony and documents in support of the Assessor's position:

Petitioner	: Morela	nd Properties LLC & Re	emington Ranch LLC	Agent: Mark L. Von Engeln
Property 1	Address: Va		8	Abatement Number: 201800005
Tax year 2 Assessor's		lue: \$251,000		
Н	earing Date:	March 29, 2018	Hearing Time: 1	1:00 a.m.
		· .		
1. The l	Douglas Cou	inty Assessor was repres	ented at the hearing by S	teve Campbell.
2. The l	Petitioner wa	ıs:		
	a. 🗌	present		
	b. 🗆	not present		
		present/represented by		r lext.
	d. 🛚	not present/represented	l by Mark Von Engeln	. •
3. As	sessor's Reco	ommended Value: \$183	5,000	
Pe	titioner's Rec	quested Value: \$1,300		
		•		

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that the subject property is a 35-acre lot; the agricultural land classification was removed; cattle run over the entire subdivision; at this point, Petitioner has abandoned an agricultural argument because

Petitioner is selling the subject property; Petitioner would just like to settle the abatement petition.

5. The Assessor pre	sented the following testimony and	documents in support of the	Assessor's position:
b. □valuati c. □a valua	om sales of comparable properties won using the cost approach; and/or tion using the income approach; and bubject property was not used for agreement to the contract of the c	l/or	ole time period; and /or
THE REFEREE FI	NDS AND RECOMMENDS TH		SSIFICATION AND
Classification:	Vacant land	•	,
Total Actual Value:	\$183,000		
Reasons are as follows	: The parties agreed to a new actual	value of \$183,000 based upo	n comparable sales.
IT IS THEREFORE	RECOMMENDED that for the abo	ove-stated reasons, the Petitio	on for Abatement is:
a.   Appro  Recommendations her	oved and the value of the subject pro ein	operty is reduced as set forth	in the Findings and
b. 🛭 Арр	roved in part as set forth in the Find	lings and Recommendations	herein
c. $\square$ Den	ued after abatement hearing		
d. 🗆 Adm	ninistrative Denial is Granted		
		4	
REFEREE:			
s/ Karen Smith Name		<i>March 29, 2018</i> Date	
Abatement Log No.	201800005		

Agent: Mark L. Von Engeln

Petitioner:

3753 Norwood LLC

sales are located outside Douglas County.

Property Address: 3753 Norwood Drive, Littleton Abatement Number: 201800007
Tax year 2015 Assessor's Original Value: \$975,000
Hearing Date: March 29, 2018 Hearing Time: 11:00 a.m.
1. The Douglas County Assessor was represented at the hearing by Becky Dockery.
<ul> <li>2. The Petitioner was:</li> <li>a. □ present</li> <li>b. □ not present</li> <li>c. □ present/represented by Click here to enter text.</li> <li>d. ⊠not present/represented by Mark Von Engeln</li> </ul>
3. Assessor's Recommended Value: \$975,000
Petitioner's Requested Value: \$700,000
4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: subject property is an owner-user service garage; for 2017, the Assessor valued the subject at \$115 per square foot versus the \$150 per square foot value for 2015 and 2016; the actual usable site is only 50% of the total site; a cost approach indicates a value of \$669,000; using three comparable sales, the marke approach indicates a value of \$695,000; an income approach using \$10 rent, 2% vacancy, 4% expenses, adding the taxes back in, and using a 11.35% capitalization rate indicates a value of \$761,903; four of Assessor's comparable

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
<ul> <li>a.  \( \text{ data from sales of comparable properties which sold during the applicable time period; and /or b.  \( \text{ data from sales of comparable; and/or } \)</li> <li>c.  \( \text{ data from sales of comparable; and/or } \)</li> <li>d.  \(  dother Petitioner comparable sale #1 is 2.5 times larger than the subject property; Petitioner comparable sale #2 was in very poor condition at the time of sale; Petitioner's lease comparables are not appropriate. Using only sales located within Douglas County, the mean sale price per square foot is \$175.83 and the median is \$174.61; the mean and median indicate a higher value per square foot than the \$150 per square foot used to value the subject property.</li> </ul>
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Commercial
Total Actual Value: \$975,000.
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of 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  March 29, 2018  Date
Abatement Log No. 201800007

Agent: Mark L. Von Engeln

Petitioner:

3753 Norwood LLC

sales are located outside Douglas County.

Property Address: 3753 Norwood Drive, Littleton Abatement Number: 201800008
Tax year 2016 Assessor's Original Value: \$975,000
Hearing Date: March 29, 2018 Hearing Time: 11:00 a.m.
<ol> <li>The Douglas County Assessor was represented at the hearing by Becky Dockery.</li> </ol>
2. The Petitioner was:
a. present
b. $\square$ not present
c. present/represented by Click here to enter text,
d. Something the second of the
3. Assessor's Recommended Value: \$975,000
Petitioner's Requested Value: \$700,000
4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: subject property is an owner-user service garage; for 2017, the Assessor valued the subject at \$115 per square foot versus the \$150 per square foot value for 2015 and 2016; the actual usable site is only 50% of the total site; a cost approach indicates a value of \$669,000; using three comparable sales, the market approach indicates a value of \$695,000; an income approach using \$10 rent, 2% vacancy, 4% expenses, adding the

taxes back in, and using a 11.35% capitalization rate indicates a value of \$761,903; four of Assessor's comparable

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
<ul> <li>a.  \( \text{ data from sales of comparable properties which sold during the applicable time period; and /or \( \text{ b.} \)  \( \text{ valuation using the cost approach; and/or } \)</li> <li>c.  \( \text{ a valuation using the income approach; and/or } \)</li> <li>d.  \(  other Petitioner comparable sale #1 is 2.5 times larger than the subject property; Petitioner comparable sale #2 was in very poor condition at the time of sale; Petitioner's lease comparables are not appropriate. Using only sales located within Douglas County, the mean sale price per square foot is \$175.83 and the median is \$174.61; the mean and median indicate a higher value per square foot than the \$150 per square foot used to value the subject property.</li> </ul>
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Commercial.
Total Actual Value: \$975,000
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of 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  March 29, 2018  Date
Abatement Log No. 201800008

Petitioner:	BF Investments, LLC	Agent: Brenda Fearn
Property Ado	dress: Vacant Land	Abatement Number: 201800009
Assessor's O	riginal Value: \$1,025,046 for tax year	2015
Heari	ng Date: March 29, 2018	Hearing Time: 9:00 a.m.
1. The Do	uglas County Assessor was represente	ed at the hearing by Steve Campbell and Wendy Way Sams.
2. The Peti	itioner was:	
	a. $\square$ present	
	b.  not present	
	c. D present/represented by C	lick here to enter text.
	d. ⊠not present/represented by	
3. Asses	sor's Recommended Value: \$957,98	6
Petitio	oner's Requested Value: \$578,687	

4. Petitioner presented the following testimony and documents in support of the claim: Assessor's value calculation for 2015 is incorrect if the discount rate factor set forth in an email from Louise McElroy is used; construction of improvements commenced in 2015, resulted in a revaluation for 2016 by the Assessor per the statute allowing revaluations in intervening years for unusual conditions; the land value determined by the Assessor's office for 2016 was lower than the land value for 2015; the land value should be the same for both years because the only unusual condition was the construction of an on-site improvement.

	5. The Assesso	or presented the following testimony and	d documents in support of the Assessor's position:		
	a. 🛛 da	ata from sales of comparable properties	which sold during the applicable time period; and /or		
b.  valuation using the cost approach; and/or					
		valuation using the income approach; an			
	an u	other The math error, if made, will be invaluated and invaluated and it is the Assessor can revalued using the market	vestigated and corrected for 2015. Upon the occurrence lue the property as a whole in the intervening year. The et approach in 2016.	of	
,		EE FINDS AND RECOMMENDS T UE OF THE PROPERTY ARE:	THAT THE PROPER CLASSIFICATION AND		
	Classification:	Vacant land			
	Total Actual Val	ue: \$957,986			
	applying present the subject prope same as 2016. Th	worth discounting. The occurrence of an erty for 2016 does not require the Assess ne values for both years in a reassessmen on for 2016 was the occurrence of an un	cted for the math mistake made by the Assessor's office in unusual condition which allowed the Assessor to revalue to then go back and change the 2015 value to be the nt cycle should be the same absent statutory exceptions; nusual condition allowing the Assessor to revalue the	lue	
	IT IS THEREFO	ORE RECOMMENDED that for the ab	bove-stated reasons, the Petition for Abatement is:		
	a. 🗆 Recommendation	Approved and the value of the subject propertions herein	property is reduced as set forth in the Findings and		
	b. 🛭	Approved in part as set forth in the Fin	ndings and Recommendations herein		
	с. 🗆	Denied after abatement hearing			
	d. 🗆	Administrative Denial is Granted			
	REFEREE:				
	s/ Karen Smith		March 29, 2018		
	Name	•	Date		
	Abatement Log	; No. 201800009			

Agent: Darla K. Jaramillo

Petitioner:

18999 E Mainstreet LLC

Property Address:	18999 E. Mainstreet, Parker	Abaten	nent Number:	201800010		•
Tax year 2015 Assessor's Original	Value: \$2,356,886	,				
, .	•			· · · · · · · · · · · · · · · · · · ·		
Hearing Da	nte: March 29, 2018	Hearing Time:	9:00 a.m.			,
1. The Douglas	County Assessor was represented	d at the hearing by	Rob Moffitt.			
2. The Petitioner a. b. c. d.	r was:  □ present □ not present □ present/represented by □ not present/represented by	Brenda Fearn.				
3. Assessor's	Recommended Value: \$2,356,8	86	, '			
Petitioner's	Requested Value: \$1,400,000					
representative testi the sale closed afte	sented the following testimony a fied that the subject property wa r the base period at \$1,400,000 o e, the subject sale price sets the u	s actively marketed on 6/19/15; becaus	d for sale at \$1 se the Denver	,800,000 durin metro real est	ng the base ate market	was no

			•		
5. The Assessor	presented the following testin	nony and documents in sup	port of the Asses	ssor's position:	
a. □data b. ⊠valu	from sales of comparable praction using the cost approach	operties which sold during t	he applicable tin	ne period, and /or	
	luation using the income app				
d. ⊠oth	er The subject property was p	previously appealed by a diffe	erent agent.		
THE REFEREE ACTUAL VALUE	FINDS AND RECOMME OF THE PROPERTY A	ENDS THAT THE PROF RE:	PER CLASSIFI	CATION AND	
Classification:	Commercial				
Total Actual Value:	\$2,356,886	. ·			
Section 39-10-114 s	states that no abatement or re	fund of taxes shall be made	based upon the	ground of	
overvaluation if a p	rotest to such valuation was r E RECOMMENDED that f	made and a notice of determ for the above-stated reasons,	, the Petition for	Abatement is:	
overvaluation if a p IT IS THEREFOR a. □Ap	rotest to such valuation was r E RECOMMENDED that f proved and the value of the s	made and a notice of determ for the above-stated reasons,	, the Petition for	Abatement is:	<b>:</b>
overvaluation if a p IT IS THEREFOR  a. □Ap Recommendations	rotest to such valuation was r E RECOMMENDED that f proved and the value of the s	Tor the above-stated reasons, subject property is reduced a	, the Petition for as set forth in the	Abatement is: Findings and	<b>:</b>
overvaluation if a p  IT IS THEREFOR  a. $\square$ Ap  Recommendations  b. $\square$ A	rotest to such valuation was r E RECOMMENDED that f proved and the value of the s herein	made and a notice of determent of the above-stated reasons, subject property is reduced a notice of the Findings and Recomment of the Findings and Recommendates.	, the Petition for as set forth in the	Abatement is: Findings and	:
overvaluation if a p  IT IS THEREFOR  a.   Ap  Recommendations  b.   A  c.   I	rotest to such valuation was r E RECOMMENDED that f proved and the value of the s herein pproved in part as set forth in	made and a notice of determent of the above-stated reasons, subject property is reduced a notice of the Findings and Recomment	, the Petition for as set forth in the	Abatement is: Findings and	
overvaluation if a p  IT IS THEREFOR  a. $\square$ Ap  Recommendations  b. $\square$ A  c. $\boxtimes$ I	rotest to such valuation was r E RECOMMENDED that f proved and the value of the s herein pproved in part as set forth in Denied after abatement hearing	made and a notice of determent of the above-stated reasons, subject property is reduced a notice of the Findings and Recomment	, the Petition for as set forth in the	Abatement is: Findings and	
overvaluation if a p  IT IS THEREFOR  a.  \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	rotest to such valuation was r E RECOMMENDED that f proved and the value of the s herein pproved in part as set forth in Denied after abatement hearing	made and a notice of determent of the above-stated reasons, subject property is reduced a notice of the Findings and Recomment	, the Petition for	Abatement is: Findings and	

Petitioner: 18999 E Mainstreet LLC	Agent: Darla K. Jaramillo	
Property Address: 18999 E. Mainstreet, Parker	Abatement Number: 201800	011
Tax year 2016 Assessor's Original Value: \$2,356,886		
Hearing Date: March 29, 2018	Hearing Time: 9:00 a.m.	•
1. The Douglas County Assessor was represented a	t the hearing by Rob Moffitt.	
2. The Petitioner was:  a.   present		· ·
<ul> <li>b. ☐ not present</li> <li>c. ☐ present/represented by Click</li> <li>d. ☐ not present/represented by Br</li> </ul>	•	J
3. Assessor's Recommended Value: \$2,356,886.		
Petitioner's Requested Value: \$1,400,000.		
Petitioner presented the following testimony and representative testified that the subject property was a he sale closed after the base period at \$1,400,000 on 0 n a state of decline, the subject sale price sets the upp	ctively marketed for sale at \$1,800,000 6/19/15; because the Denver metro re	during the base period; eal estate market was not
, , ,		

5. The Assessor p	resented the following testimony and documents in support of the Assessor's position:
b. ⊠valua c. □a valu	from sales of comparable properties which sold during the applicable time period; and /or tion using the cost approach; and/or sation using the income approach; and/or. The actual value for 2016 should be the same as for 2015.
THE REFEREE I ACTUAL VALUE	FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Classification:	Commercial
Total Actual Value:	\$2,356,886.
Reasons are as follov Statutes Section 39-1 prior year, 2015.	vs: Tax year 2016 is an intervening year. No "unusual condition" within Colorado Revised -104(11)(b)(I) has been alleged. Therefore, the value for 2016 should be the same as for the
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. 🗀 App Recommendations h	roved and the value of the subject property is reduced as set forth in the Findings and erein
b. 🗆 Ар	proved in part as set forth in the Findings and Recommendations herein
c. 🏻 De	enied after abatement hearing
d. 🗆 Ad	ministrative Denial is Granted
REFEREE:	
s/ Karen Smith Name	March 29, 2018 Date
Abatement Log No	. 201800011

Agent: Darla K. Jaramillo

Abatement Number: 201800017

Petitioner:

Realty Management Group LLC

Property Address: 8547 Witez Court

Tax year 2015 Assessor's Original Value: \$1,202,058		
Hearing Date: March 29, 2018 Hearing Tim	ne: 9:00 a.m.	
1. The Douglas County Assessor was represented at the hearing	by Virginia Wood.	
<ul> <li>2. The Petitioner was:</li> <li>a. □ present</li> <li>b. □ not present</li> <li>c. □ present/represented by Click here to d. ⊠not present/represented by Brenda Fearn.</li> </ul>		
3. Assessor's Recommended Value: \$1,202,058		
Petitioner's Requested Value: \$650,949		
Petitioner presented the following testimony and documents is representative testified that the subject property comprises six vacausing present worth discounting for tax years 2013 and 2014; no sapresent worth discounting should have been used by the Assessor	ant residential lots; the Assessor valued the lots ales occurred during the base period and therefor	1
•	•	

j. The haseson pre	esented the following testimony and doct	iments in support of	of the Assessor's pos	sition:	
a. ⊠data fr	om sales of comparable properties which	sold during the ap	plicable time period	and for	
b. □valuati	o. Uvaluation using the cost approach; and/or				
	tion using the income approach; and/or				
in a lowe. "Vacant l	The subject lots were valued at the raw lar r value than the raw land value. The Colcolor land present worth actual value must nevel ble raw, undeveloped vacant land as of the	orado Division of P er drop below the a	roperty Tax guidelir actual value of the m	ies provides:	
THE REFEREE FI ACTUAL VALUE O	NDS AND RECOMMENDS THAT OF THE PROPERTY ARE:	THE PROPER O	CLASSIFICATION	N AND	
Classification:	Vacant land			. "	
Total Actual Value:	\$1,202,058				
value. The Assessor's	s: The application of present worth disco Reference Library volume 3, Section 4.10 Raw land sales support the Assessor's de	), prohibits the Assa	essor from valuing v	raw land racant land	
IT IS THEREFORE	RECOMMENDED that for the above-s	tated reasons, the I	Petition for Abatemo	ent is:	
a.   Appro Recommendations her	oved and the value of the subject propert	y is reduced as set i	forth in the Findings	s and	
b. □ Арр	roved in part as set forth in the Findings	and Recommenda	tions herein		
c. 🛭 Den	nied after abatement hearing				
d. □ Adm	ninistrative Denial is Granted				
REFEREE:					
s/ Karen Smith Name	λ	<i>Aarch 29, 2018</i> Date			
Abatement Log No.	201800017				

Petitioner: Realty Management Group, LLC	Agent: Darla K. Jaramillo
Property Address: 8547 Witez	Abatement Number: 201800018
Tax year 2016 Assessor's Original Value: \$1,202,058	
Hearing Date: March 29, 2018 Hearin	ng Time: 9:00 a.m.
1. The Douglas County Assessor was represented at the he	earing by Virginia Wood
<ul> <li>2. The Petitioner was:</li> <li>a. □ present</li> <li>b. □ not present</li> <li>c. □ present/represented by Click here</li> <li>d. ⊠not present/represented by Brenda Fe</li> </ul>	
3. Assessor's Recommended Value: \$1,202,058	
Petitioner's Requested Value: \$650,940	
4. Petitioner presented the following testimony and docum representative testified that the subject property comprises sit using present worth discounting for tax years 2013 and 2014; present worth discounting should have been used by the Asset	x vacant residential lots; the Assessor valued the lots no sales occurred during the base period and therefore

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
<ul> <li>a.  \( \text{\t</li></ul>
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Vacant land
Total Actual Value: \$1,202,058
Reasons are as follows: The application of present worth discounting results in a value lower than the raw land value. The Assessor's Reference Library volume 3, Section 4.10, prohibits the Assessor from valuing vacant land below raw land value. Raw land sales support the Assessor's determination of 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  March 29, 2018  Date
Abatement Log No. 201800018

Petitioner:	K4 Blue LLC		Agent: Todd Stevens
Property Add	lress: 11442 & 11450 Pine Drive, Par	ker	Abatement Number: 201800019
Tax year 2015 Assessor's Or		0 and \$1,556,426	for R0465891, for a total of \$2,988,813
Heari	ng Date: March 29, 2018	Hearing Time:	2:00 p.m.
1. The Dou	aglas County Assessor was represented	l at the hearing by	Rob Moffitt
2. The Peti	tioner was:		
•	a.  present		
J	b. I not present		
	<ul><li>c. ☐ present/represented by €1.</li><li>d. ☐ not present/represented by</li></ul>		
3. Assess \$2,988,813.	sor's Recommended Value: \$1,432,3	87 for R0465890 2	and \$1,556,426 for R0465891, for a total of
Petitio	oner's Requested Value: \$2,100,000	total for both scho	edules.
4. Petitione administrative		nd documents in	support of the claim: Petitioner requested an

5. The Assessor presented the following testimony and do	cuments in support of the Assessor's position:
b.    Naturation using the cost approach; and/or	ch sold during the applicable time period; and /or
c. Da valuation using the income approach; and/o	·
d. Sother Petitioner requested an administrative of	lenial.
THE REFEREE FINDS AND RECOMMENDS THA ACTUAL VALUE OF THE PROPERTY ARE:	T THE PROPER CLASSIFICATION AND
Classification: Commercial	
Total Actual Value: \$1,432,387 for R0465890 and \$1,556,	426 for R0465891, for a total of \$2,988,813.
Reasons are as follows: Petitioner requested an administrative	e denial.
IT IS THEREFORE RECOMMENDED that for the above a.   Approved and the value of the subject proper Recommendations herein  b.   Approved in part as set forth in the Findin	erty is reduced as set forth in the Findings and
c.   Denied after abatement hearing	<b>5</b>
d. 🛛 Administrative Denial is Granted	^
REFEREE:	
s/ Karen Smith Name	March 29, 2018  Date
Abatement Log No. 201800019	

Petitioner:	K4 Blue LLC		Agent: Todd Stevens
Property Ado	dress: 11442 & 11450 Pine	Drive, Parker	Abatement Number: 201800020  O and \$1,556,426 for R0465891, for a total of \$2,988,813.  Hearing Time: 2:00 p.m.  d at the hearing by Rob Moffitt.  ick here to enter text.  Todd Stevens, who also was not present.  87 for R0465890 and \$1,556,426 for R0465891, for a total of
Tax year 201 Assessor's O		r R0465890 and \$1,556,42	6 for R0465891, for a total of \$2,988,813.
Heari	ing Date: March 29, 2018	Hearing Tim	ne: 2:00 p.m.
1. The Do	uglas County Assessor was r	epresented at the hearing	by Rob Moffitt.
2. The Pet			
3. Asses \$2,988,813.	sor's Recommended Value:	\$1,432,387 for R046589	0 and \$1,556,426 for R0465891, for a total of
Petiti	oner's Requested Value: \$2	2,100,000 total for both so	chedules.
	•		
4. Petition		estimony and documents i	n support of the claim: Petitioner requested an

5. The Assessor pro	esented the following testimony and documents in support of the Assessor's position:
b. ⊠valuati c. □a valua	om sales of comparable properties which sold during the applicable time period; and /or on using the cost approach; and/or tion using the income approach; and/or Petitioner requested an administrative denial.
THE REFEREE FI	NDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Classification:	Commercial
Total Actual Value:	\$1,432,387 for R0465890 and \$1,556,426 for R0465891, for a total of \$2,988,813.
Reasons are as follows	s: Petitioner requested an administrative denial.
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a.   Appr Recommendations he	oved and the value of the subject property is reduced as set forth in the Findings and rein
b. 🗆 Арг	proved in part as set forth in the Findings and Recommendations herein
c. $\square$ Der	nied after abatement hearing
d. 🛭 Adr	ninistrative Denial is Granted
REFEREE:	
s/ Karen Smith Name	March 29, 2018  Date
Abatement Log No.	201800020

Petitioner:	Marc Christopher and Maureen Sally Gsand	Agent:
Property A	ddress: 5416 Moonlight Way	Abatement Number: 201800076
Assessor's	Original Value: \$1,206,334 for tax year 2017	
He	aring Date: March 29, 2018 Hearing	Time: 1:00 p.m.
1. The I	Douglas County Assessor was represented at the hea	ring by Dave Buchanan.
2. The F	Petitioner was:  a.  present  b.  not present  c.  present/represented by Click here  d.  not present/represented by Click here	the contract of the contract o
3. Ass	sessor's Recommended Value: \$1,206,334	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner submitted 10 comparable sales and testified the subject property was listed for sale at the time of the assessment at \$1,200,000; Petitioner purchased the subject property for \$988,000 on 9/20/17 after the subject had been on the market for 14 months; the subject property previously sold for \$725,000 in 2012; Assessor's comparable sales have better views and less road noise than the subject property; subject property gets water in the basement and bids to fix it range from \$8,000 to \$75,000.

\$988,000

Petitioner's Requested Value:

۸ 1. مدمس مسرد	Log No. 201800076			
s/ K <i>aren Smi</i> Name	th	March 29, 2018  Date	·	
REFEREE:	•	,	· ·	
		-		
C	. L Administrative Denial is Granted			
Á	.   Administrative Denial is Granted			
· ·	.   Denied after abatement hearing			
b	.   Approved in part as set forth in the I	indings and Recommendation	s herein	\
	.   Approved and the value of the subject dations herein	property is reduced as set fort	h in the Findings a	nd
IT IS THEI	REFORE RECOMMENDED that for the	above-stated reasons, the Peti	ion for Abatemen	t is:
Reasons are	as follows: Comparable sales and the cost	to cure the water issue support	a reduction in act	ıal value.
Total Actua	l Value: \$1,100,000		·	,
Classificatio	n: Residential			
	EREE FINDS AND RECOMMENDS VALUE OF THE PROPERTY ARE:	THAT THE PROPER CLA	ASSIFICATION	AND
	are two quality levels below the subject property is a two- good as the views of Assessor's comparab	story; Assessor believes that the sales.	ne subject property	's view is as
d.	Sother One of Petitioner's comparable sa	ales is a distressed sale; two of	Petitioner's compa	rable sales
b. с.	□valuation using the cost approach; and/□a valuation using the income approach;			``

Petitioner: Murugesan Balakrishnan	Agent:
Property Address: 17016 Pale Anemone Street, Parker	Abatement Number: 201800098
Assessor's Original Value: \$455,445 for tax year 2017	
Hearing Date: March 29, 2018 Hearing Time	e: 1:00 p.m.
<ol> <li>The Douglas County Assessor was represented at the hearing l</li> </ol>	by Janell Bishop.
<ul> <li>2. The Petitioner was:</li> <li>a. □ present</li> <li>b. ☒ not present</li> <li>c. □ present/represented by Click here to a d. □ not present/represented by Click here to</li> </ul>	
3. Assessor's Recommended Value: \$455,445	
Petitioner's Requested Value: \$416,011	

Petitioner presented the following testimony and documents in support of the claim: Petitioner stated on his

Petition for Abatement or Refund of Taxes that the actual value is higher than properties sold around the

neighborhood. Petitioner submitted three comparable sales.

•			. •			
5. The Assessor pr	esented the following te	stimony and	documents in support (	of the Assessor's	position:	
a. ⊠data f b. □valuai	rom sales of comparable tion using the cost appro	properties w	hich sold during the ap	plicable time per	iod; and /or	٠
c. 🗆 a valu	ation using the income a	pproach; and	/or		. •	
d. Liother	Click here to enter	r text.	· ·			
THE REFEREE F ACTUAL VALUE (	TINDS AND RECOMI OF THE PROPERTY	MENDS TH 'ARE:	IAT THE PROPER	CLASSIFICATI	ON AND	
Classification:	Residential					
Total Actual Value:	\$455,445					
determination of actu	vs: Comparable sales, incomparable sales, inco		· \			
a. □Appi Recommendations he	roved and the value of the rein	ne subject pro	perty is reduced as set	forth in the Find	ings and	
b. 🗆 Ар	proved in part as set for	th in the Find	ings and Recommenda	tions herein		
c. 🛭 De	enied after abatement her	aring				
d. 🗆 Ad	ministrative Denial is Gr	ranted	·			
				-		
REFEREE:			•			
s/ <i>Karen Smith</i> Name			<i>March 29, 2018</i> Date	• .		