

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(s)
201800095	Nash Inspiration LLC
201800113	Sapphire Castle Rock LLC
201800144	R. Sean & Marilyn K. Manning
201800186	Solterra at Castle Rock RE, LLC
201800191	Kamil B. Tazi
201800196	Heidi Thomas
201800229	Timbers Development Group Inc. et al.
201800234	Fore Horsemen LLC
201800356	Patrick A. & Abbie S. Lunsford

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 28th day of August, 2018, in Castle Rock, Douglas County, Colorado.

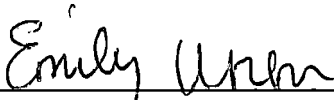
**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

BY:



LORA L. THOMAS, Chair

ATTEST:



EMILY WRENN, Clerk to the Board



June 4, 2018

Carol Hughtett
chughtett@paradigmtax.com
Paradigm Tax Group
7200 S. Alton Way, Suite A-250
Centennial, CO 80112

Reference Log Number(s): 201800095
Account Number: R0494428
Owner: Nash Inspiration LLC
Address of Property: 6312 S. Fiddlers Green Circle, Ste. 435

Dear Carol:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 201800095 and is recommending adjustment of the property value on 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.

☒

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
June 14, 2018 at 3:00 p.m.

Dated this 5th day of June, 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 for Abatement #: 201800144

Tax Year: 2017		Assessor Findings:					
Date Received: 2/22/2018		Abatement Recommendation: Adjust					
Petitioner: R SEAN MANNING & MARILYN K MANNING		22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.					
Agent:		Staff Appraiser: PLK					
Petitioner's Request: Incorrect Data		Review Appraiser: BAF					
Petitioner's Requested Value: \$1,635,414		Hearing Comments:					
		Assessor Final Review Value: \$2,250,000					
Original Values							
Account #	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate	Tax Amt.
R0479216	1112	3251	\$421,672	7.20%	\$30,360	8.6053%	\$2,612.57
	1212	3251	\$2,055,320	7.20%	\$147,980	8.6053%	\$12,734.12
	Acct. Total:		\$2,476,992		\$178,340		\$15,346.69
Grand Total: \$2,476,992 \$178,340 \$15,346.69							
Abatement Final Results							
Account#	Decision	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate
		1112	3251	\$421,672	7.20%	\$30,360	8.6053%
		1212	3251	\$1,828,328	7.20%	\$131,640	8.6053%
Acct. Total:				\$2,250,000		\$162,000	
Adjust - 22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.							
Grand Total: \$2,250,000 \$162,000							



Office of the County Attorney

May 21, 2018

www.douglas.co.us

Eric Taylor
ericcolbytaylor@gmail.com
Sapphire Castle Rock LLC
1175 19th Street
Vero Beach, FL 32960

Reference Log Number(s): 201800113
Account Number: R0432296
Owner: Sapphire Castle Rock LLC
Address of Property: 7 Eagle Pointe Lane, Castle Rock, CO

Dear Mr. Taylor:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 201800113 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.

- ET 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 **June 14, 2018 at 9:00 a.m.**

Dated this 22nd day of MAY, 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 for Abatement #: 201800113

Tax Year:	2017	Assessor Findings:														
Date Received:	1/30/2018	Abatement Adjust														
Petitioner:	SAPPHIRE CASTLE ROCK LLC	Recommendation:	22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.													
Agent:		Staff Appraiser:	PLK													
Petitioner's Request:	Value Too High	Review Appraiser:	BAF													
Petitioner's Requested Value:	\$4,953,353	Hearing Comments:														
		Assessor Final Review Value:	\$4,600,000													
Original Values								Abatement Final Results								
Account#	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate	Tax Amt.	Account Decision	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate	Tax Amt.	Refund
R0432296	1112	3472	\$1,257,051	7.20%	\$90,510	11.0523%	\$10,003.44		1112	3472	\$1,257,051	7.20%	\$90,510	11.0523%	\$10,003.44	-
	1212	3472	\$5,992,302	7.20%	\$431,450	11.0523%	\$47,685.15		1212	3472	\$3,342,949	7.20%	\$240,690	11.0523%	\$26,601.78	\$21,083.37
	Acct. Total:		\$7,249,353		\$521,960		\$57,688.59		Acct. Total:		\$4,600,000		\$331,200		\$36,605.22	\$21,083.37
	Adjust - 22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.															
Grand Total:			\$7,249,353		\$521,960		\$57,688.59	Grand Total:			\$4,600,000		\$331,200		\$36,605.22	\$21,083.37



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

June 6, 2018

R. Sean & Marilyn K. Manning
sean.manning@payrollvault.com
10801 Evergold Way
Highlands Ranch, CO 80126

Reference Log Number(s): 201800144
Account Number: R0479216
Owner: R. Sean & Marilyn K. Manning
Address of Property: 10801 Evergold Way

Dear Mr. and Mrs. Manning:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 201800144 and is recommending adjustment of the property value in 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.

☒ 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 June 14, 2018 at 1:00 p.m.

Dated this 12 day of June, 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: chancecock@douglas.co.us

Transmittal Sheet for Abatement #: 201800144

Tax Year:	2017	Assessor Findings:												
Date Received:	2/22/2018	Abatement Recommendation:		Adjust										
Petitioner:	R SEAN MANNING & MARILYN K MANNING													
Agent:														
Petitioner's Request:	Incorrect Data													
Petitioner's Requested Value:	\$1,635,414													
Assessor Final Review Value:														
\$2,250,000														
Abatement Final Results														
Original Values														
Account #	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate	Tax Amt.	Account Decision	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate
R0479216	1112	3251	\$421,672	7.20%	\$30,360	8.6053%	\$2,612.57		1112	3251	\$421,672	7.20%	\$30,360	8.6053%
	1212	3251	\$2,055,320	7.20%	\$147,980	8.6053%	\$12,734.12		1212	3251	\$1,828,328	7.20%	\$131,640	8.6053%
	Acct. Total:		\$2,476,992		\$178,340		\$15,346.69		Acct. Total:		\$2,250,000		\$162,000	
Grand Total:			\$2,476,992		\$178,340		\$15,346.69	Grand Total:			\$2,250,000		\$162,000	



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

June 4, 2018

Patrick A. Dolohnaty
pdolohanty@solterra.sl.com
14650 N. 78th Way, Bldg. B
Scottsdale, AZ 85260

Reference Log Number(s): 201800186
Account Number: R0459882
Owner: Solterra at Castle Rock RE, LLC
Address of Property: 4001 Home St., Castle Rock

Dear Mr. Dolohnaty:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 201800186 and is recommending adjustment of the property value in 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.

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
June 14, 2018 at 3:00 p.m.

Dated this 5th day of June, 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 for Abatement #: 201800186

Tax Year:	2017
Date Received:	3/9/2018
Petitioner:	ISOLTERRA AT CASTLE ROCK RE LLC
Agent:	
Petitioner's Request:	Value Too High
Petitioner's Requested Value:	\$3,720,000

Original Values						
Account #	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Amt.
R0459882	1125	0225	\$1,338,686	7.20%	\$96,390	\$7,607.97
	1225	0225	\$9,011,314	7.20%	\$648,810	\$51,209.92
	Acct. Total:		\$10,350,000		\$745,200	\$58,817.89
Grand Total:			\$10,350,000		\$745,200	\$58,817.89

Assessor Findings:						
Abatement Recommendation:	Adjust					
53 - After further review, the Market Approach to value supports an adjustment.						
Staff Appraiser:	FAE					
Review Appraiser:	TMT					
Hearing Comments:						
Assessor Final Review Value:	\$5,400,000					
Abatement Final Results						
Account/Decision	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate
	1125	0225	\$1,338,686	7.20%	\$96,390	7.8929%
	1225	0225	\$4,061,314	7.20%	\$292,410	7.8929%
Acct. Total:			\$5,400,000		\$388,800	
Adjust - 53 - After further review, the Market Approach to value supports an adjustment.						
Grand Total:			\$5,400,000		\$388,800	

June 6, 2018

Kamil B. Tazi
kbtazi@me.com
6250 Statter Circle A
Larkspur, CO 80118

Reference Log Number(s): 201800191
Account Number: R0481736
Owner: Kamil B. Tazi
Address of Property: 6250 Statter Circle A

Dear Mr. Tazi:

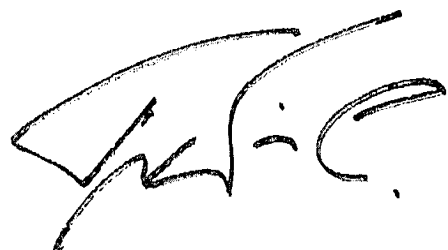
The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 201800191 and is recommending adjustment of the property value in the petition for tax year 2017. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended 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.

- ☒ 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 **June 14, 2018 at 3:00 p.m.**

Dated this 13 day of JUNE, 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


KAMIL TAZI

Transmittal Sheet for Abatement #: 201800191

Tax Year: 2017		Assessor Findings:													
Date Received: 3/16/2018		Abatement Recommendation: Adjust													
Petitioner: KAMIL B TAZI & GLORIA L TAZI		44 - Appraiser's custom response:													
Agent:		Staff Appraiser: SWC													
Petitioner's Request: Property Condition		Review Appraiser: SWC													
Petitioner's Requested Value: \$1,934,117		Hearing Comments:													
		Assessor Final Review Value: \$2,594,172													
Original Values								Abatement Final Results							
Account #	Abst Code	Tax Dist	Actual Value	Assmt Rate	Assessed Value	Taxi Rate	Tax Amt	Account Decision	Abst Code	Tax Dist	Actual Value	Assmt Rate	Assessed Value	Taxi Rate	
R0481736									1112	0491	\$224,660	7.20%	\$16,180	8.6444%	
	4142	0491	\$5,281	29.00%	\$1,530	8.6444%	\$132.26	4142	0491	\$4,800	29.00%	\$1,390	8.6444%		
	4277	0491	\$1,428,836	7.20%	\$102,880	8.6444%	\$8,893.36	1212	0491	\$1,428,836	7.20%	\$102,880	8.6444%		
	4279	0491	\$935,876	29.00%	\$271,400	8.6444%	\$23,460.90	1279	0491	\$935,876	7.20%	\$67,380	8.6444%		
	Acct. Total:		\$2,369,993		\$375,810		\$32,486.52	Acct. Total:		\$2,594,172		\$187,830			
								Adjust - 44 - Appraiser's custom response: The building envelopes of your land have been reclassified as residential per C.F an increase in value. The improvements on that land will have the residential assessment rate applied.							
Grand Total:								Grand Total:							
			\$2,369,993		\$375,810		\$32,486.52				\$2,594,172		\$187,830		



Office of the County Attorney

www.douglas.co.us

June 6, 2018

Heidi Thomas
8902 Greenspointe Lane
Highlands Ranch, CO 80130

Reference Log Number(s): 201800196
Account Number: R0067601
Owner: Heidi Thomas
Address of Property: 497 Tenderfoot Drive

Dear Ms. Thomas:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 201800196 and is recommending adjustment of the property value in the petition for tax year 2016. 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.

- ☒ 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
June 14, 2018 at 2:00 p.m.

Dated this 12th day of June, 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 for Abatement #: 201800196

Tax Year:	2016	Assessor Findings:																
Date Received:	3/23/2018	Abatement Recommendation:		Adjust														
Petitioner:	ROBERT AND HEIDI THOMAS TRUST		61 - Your land value has been adjusted based on a review of the characteristics of your property.															
Agent:			Staff Appraiser:		VKW													
Petitioner's Request:	Value Too High		Review Appraiser:		SWC													
Petitioner's Requested Value:	\$30,000		Hearing Comments:															
			Assessor Final Review Value:		\$60,000													
Original Values								Abatement Final Results										
Account #	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate	Tax Amt.	Account Decision	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate	Tax Amt.	Refund		
R0067601	0100	0169	\$82,000	29.00%	\$23,780	9.3750%	\$2,229.38		0100	0169	\$60,000	29.00%	\$17,400	9.3750%	\$1,631.25	\$598.13		
	Acct. Total:		\$82,000		\$23,780		\$2,229.38	Acct. Total:			\$60,000		\$17,400		\$1,631.25	\$598.13		
								Adjust - 61 - Your land value has been adjusted based on a review of the characteristics of your property.										
Grand Total:			\$82,000		\$23,780		\$2,229.38	Grand Total:			\$60,000		\$17,400		\$1,631.25	\$598.13		



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

June 6, 2018

S. V. ECK
Donald E. Suché
don@kelmoredevelopment.com
7343 South Alton Way, #100
Centennial, CO 80112

Reference Log Number(s): 201800229
Account Number: R0493831
Owner: Timbers Development Group Inc. et al.
Address of Property: Vacant Land

Dear Mr. Suché:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 201800229 and is recommending adjustment of the property value in 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.

DES ✓

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
June 14, 2018 at 3:00 p.m.

Dated this 6th day of June, 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 for Abatement #: 201800229

Tax Year:	2017	Assessor Findings:														
Date Received:	4/16/2018	Abatement Recommendation: Adjust														
Petitioner:	TIMBERS DEVELOPMENT GROUP INC ET AL	60 - The parcel value has been adjusted due to the development data provided.														
Agent:		Staff Appraiser: SWC														
Petitioner's Request:	Value Too High	Review Appraiser: SWC														
Petitioner's Requested Value:	-	Hearing Comments:														
		Assessor Final Review Value: \$4,882														
Original Values																
Account #	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate	Tax Amt.	Account Decision	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate	Tax Amt.	Refund
R0493831	0100T	3590	\$48,816	29.00%	\$14,160	11.9551%	\$1,692.84		0100T	3590	\$4,882	29.00%	\$1,420	11.9551%	\$169.76	\$1,523.08
Acct. Total:			\$48,816		\$14,160		\$1,692.84	Acct. Total:			\$4,882		\$1,420		\$169.76	\$1,523.08
								Adjust - 60 - The parcel value has been adjusted due to the development data provided.								
Grand Total:			\$48,816		\$14,160		\$1,692.84	Grand Total:			\$4,882		\$1,420		\$169.76	\$1,523.08



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

August 8, 2018

Craig Jossi
crookedtreelc@aol.com
Fore Horsemen LLC
2005 Tenderfoot Drive
Larkspur, CO 80118

Reference Log Number(s): 201800234
Account Number: R0010081
Owner: Fore Horsemen LLC
Address of Property: Vacant Land

Dear Mr. Jossi:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 201800234 and is recommending adjustment 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.

X ch 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 August 16, 2018 at 1:00 p.m.

Dated this 9TH day of AUGUST, 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 for Abatement #: 201800234

Tax Year:	2017
Date Received:	4/27/2018
Petitioner:	FORE HORSEMEN LLC
Agent:	
Petitioner's Request:	Value Too High
Petitioner's Requested Value:	\$150,000

Original Values							
Account#	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate	Tax Amt.
R0010081	0540	0043	\$220,269	29.00%	\$63,880	9.6791%	\$6,183.01
Acct. Total:			\$220,269		\$63,880		\$6,183.01
Grand Total:			\$220,269		\$63,880		\$6,183.01

Assessor Findings:						
Abatement Recommendation:	Adjust					
61 - Your land value has been adjusted based on a review of the characteristics of your property.						
Staff Appraiser:	VKW					
Review Appraiser:	SWC					
Hearing Comments:						
Assessor Final Review Value:	\$155,000					
Abatement Final Results						
Account/Decision	Abst. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate
	0540	0043	\$155,000	29.00%	\$44,950	9.6791%
Acct. Total:			\$155,000		\$44,950	
Adjust - 61 - Your land value has been adjusted based on a review of the characteristics of your property.						
Grand Total:			\$155,000		\$44,950	



Office of the County Attorney

www.douglas.co.us

August 8, 2018

Abbie Lunsford
abbie.lunsford@starz.com
8744 Fairview Oaks Lane
Lone Tree, CO 80124

Reference Log Number(s): 201800355 & 201800356
Account Number: R0378810
Owner: Patrick A. & Abbie S. Lunsford
Address of Property: 8744 Fairview Oak Lane

Dear Ms. Lunsford:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 201800355 & 201800356 and is recommending denial for tax year 2016 and adjustment for tax year 2017 of the petition. 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.



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
August 16, 2018 at 1:00 p.m.

Dated this 10 day of August, 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 for Abatement #: 201800356

Tax Year:	2017
Date Received:	5/14/2018
Petitioner:	PATRICK A LUNSFORD & ABBIE S LUNSFORD
Agent:	
Petitioner's Request:	Value Too High
Petitioner's Requested Value:	\$420,000

Original Values						
Account #	Absl. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate
R0378810	1112	3493	\$88,517	7.20%	\$6,370	8.7946%
	1212	3493	\$395,773	7.20%	\$28,500	8.7946%
	Acct. Total:		\$484,290		\$34,870	
Grand Total:			\$484,290		\$34,870	

Assessor Findings:						
Abatement Recommendation:	Adjust					
22 - A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.						
Staff Appraiser:	JEB					
Review Appraiser:	BAF					
Hearing Comments:						
Assessor Final Review Value:	\$422,000					
Abatement Final Results						
Account Decision	Absl. Code	Tax Dist.	Actual Value	Assmt. Rate	Assessed Value	Tax Rate
	1112	3493	\$88,517	7.20%	\$6,370	8.7946%
	1212	3493	\$333,483	7.20%	\$24,010	8.7946%
	Acct. Total:		\$422,000		\$30,380	
Grand Total:			\$422,000		\$30,380	

