Resolution No. R—)を 018 08 8

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

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE ABATEMENT HEARINGS REFEREE

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 August 16, 2018, concerning the real properties listed in <u>Exhibit A</u>, attached hereto and incorporated herein; and
- 2. After hearing all the evidence presented by the Petitioners and the Assessor's Office, Referee Smith makes the following recommendations contained in the Referee Worksheets for the Abatement Numbers listed in <u>Exhibit B</u>, attached hereto and incorporated herein.
- 3. Having reviewed the recommendations of Referee Smith, as set forth in <u>Exhibit</u> <u>B</u>, 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 Referee Worksheets and to notify the petitioners of this decision.

PASSED AND ADOPTED this 25th day of September, 2018 in Castle Rock, Douglas County, Colorado.

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

LORA L. THOMAS, Chair

ATTEST: mly Mren

EMILY WRENN, Clerk to the Board

EXHIBIT A

DOUGLAS COUNTY ABATEMENT APPEALS PETITIONERS

Abatement Hearings Held August 16, 2018

Abatement No(s).

Petitioner(s)

201800033 & 201800034	Gault Capital Partners LLC
201800039 & 201800040	Rich Holdings LLC
201800041 & 201800042	Warren D. & Sheryl T. Rich
201800043 & 201800044	AKM Family LLLP
201800045 & 201800046	Kathy and Johnny Inc.
201800049 & 201800050	The Chateau In Castle Rock LLC
201800051 & 201800052	Roper LLC
201800108	Dave & Christine Strang
201800124	Russell Starrett
201800148	Sundaram Kalyan
201800152	Currant LLC
201800154	Adams Needle LLC
201800155	Alleghany Leatherleaf LLC
201800156	Austrian Pine LLC
201800157	Autumn Brilliance LLC
201800158	Autumn Joy Sedum LLC
201800159	Blue Avena Grass LLC
201800160	Blue Chip Juniper LLC
201800161	Blue Fescue LLC
201800162	Blue Mist Spirea LLC
201800163	Buckwheat LLC
201800164	Buffalo Juniper LLC
201800165	Big Bluestem LLC
201800166	Black Mondo Grass LLC
201800167	Canada Red Chokecherry LLC
201800168	Canadian Blue Fescue LLC
201800169	Common Purple Lilac LLC
201800170	Clary Sage LLC
201800171	Imperial Locust LLC
201800174	Gamble Oak LLC
201800175	Greenspire Linden LLC
201800176	Gayfeather LLC
201800177	Globe Amaranth LLC
201800178	Goldenrain Tree LLC
201800193	Metzler Plaza LLC
201800199	Adria L. Stein
201800200	212 Wilcox LLC
201800201	SHI II Lone Tree LLC
201800208	Peter J. & Kelly L. Reljanovic
201800244	Michael W. & Alissa N. Quirk

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Gault Capital Partners LLC	Agent: David Johnson
Property Addre	ess: 9843 Titan Court	Abatement Number: 201800033 & 201800034
Assessor's Ori _ę	ginal Value: \$1,266,743 for tax years 2015 & 2	016
Hearin	g Date: August 16, 2018 Hearin	g Time: 9:00 a.m.
1. The Doug	glas County Assessor was represented at the he	aring by Terryl Tilman.
2. The Petiti	oner was: a. present b. not present c. present/represented by Click here d. not present/represented by David Joh	
3. Assesse	or's Recommended Value: \$1,266,743	
Petitio	ner's Requested Value: \$862,000	
	presented the following testimony and docum submitted a Real Property Summary Analysis o	nents in support of the claim: Petitioner's containing an income pro forma and two comparable

sales. Petitioner's representative testified that the subject building is a storage warehouse built in 1983; the square

footage needs to be confirmed.

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

5.

a. Adata from sales of comparable properties which sold during the applicable time period; and /c
b. Uvaluation using the cost approach; and/or
c. 🛮 🖾 a valuation using the income approach; and/or
d. Dother Click here to enter text.
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Commercial
Total Actual Value: \$1,266,743
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 August 16, 2018 Name Date
Abatement Log No. 201800033 & 201800034

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Rich Holdings LLC	Agent: David Johnson		
Property Address: 736 Castleton Road #E	Abatement Number: 201800039 & 201800040		
Assessor's Original Value: \$1,313,760 for tax years 2015 & 2016			
Hearing Date: August 16, 2018 Hearin	g Time: 9:00 a.m.		
1. The Douglas County Assessor was represented at the he	earing by Terryl Tilman.		
 2. The Petitioner was: a. □ present b. □ not present c. □ present/represented by Click here to enter text. d. ⊠not present/represented by David Johnson. 			
3. Assessor's Recommended Value: \$1,313,760			
Petitioner's Requested Value: \$970,000			
4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative submitted a Real Property Summary Analysis containing an income pro forma and two comparable sales. Petitioner's representative testified that the subject property is an automobile service garage located in a			

commercial condominium building.

J,	1116.71	ssessor br	esented the following	testimony and de	ocuments in suppo	ort of the Assessor's position:
	a.b.c.d.	□valuat □a valua □other	ion using the cost appartion using the incom	proach; and/or e approach; and/ ter text.	or	e applicable time period; and /or
TH:	E REF TUAL	EREE F	INDS AND RECO OF THE PROPERT	MMENDS THA FY ARE:	AT THE PROPE	CR CLASSIFICATION AND
Clas	sificatio	n:	Commercial			
Tota	ıl Actua	l Value:	\$1,313,760			
Reas	ons are	as follow	s: Assessor's evidence	e of value was mo	re persuasive than	Petitioner's evidence of value.
IT IS	S THEI	REFORE	RECOMMENDED	that for the abov	e-stated reasons, tl	ne Petition for Abatement is:
Reco	a ommeno	. Appr dations he	oved and the value of rein	f the subject prop	erty is reduced as s	set forth in the Findings and
	b	. 🗆 Арр	proved in part as set fo	orth in the Findin	gs and Recommer	ndations herein
	С	. 🛭 Der	nied after abatement l	nearing		
	đ	. 🗆 Adn	ministrative Denial is (Granted		
REF.	EREE:					
s/ <i>Ka</i> Nam	aren Smil e	th			August 16, 2018 Date	
Abat	ement	Log No.	201800039 & 201800	0040		

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Warren D. Rich & Sheryl T. Rich	Agent: David Johnson		
Property Addre	ess: 123 E. Plum Creek Parkway	Abatement Number: 201800041 & 201800042		
Assessor's Original Value: \$893,550 for tax years 2015 & 2016				
Hearing	g Date: August 16, 2018 He	aring Time: 9:00 a.m.		
1. The Doug	las County Assessor was represented at th	e hearing by Terryl Tilman.		
 2. The Petitioner was: a. □ present b. □ not present c. □ present/represented by Click here to enter text. d. ⊠not present/represented by David Johnson. 				
3. Assesso	r's Recommended Value: \$893,550			
Petition	er's Requested Value: \$660,000			
representative si sales. Petitioner	ubmitted a Real Property Summary Analys	numents in support of the claim: Petitioner's is containing an income pro forma and two comparable property is an automobile service garage located in a		

5. The Assessor presented the following testimony and documents in support of the Assessor's position		
a. b. c. d.	 ☑ data from sales of comparable properties which sold during the applicable time period; and /or ☑ valuation using the cost approach; and/or ☑ a valuation using the income approach; and/or ☑ other Click here to enter text. 	
THE REFI	EREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND VALUE OF THE PROPERTY ARE:	
Classification	n: Commercial	
Total Actual	Value: \$893,550	
Reasons are	as follows: Assessor's évidence of value was more persuasive than Petitioner's evidence of value.	
IT IS THER	EFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:	
a. Recommend	☐ Approved and the value of the subject property is reduced as set forth in the Findings and ations 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/ <i>Karen Smit</i> Name	h August 16, 2018 Date	
Abatement 1	Log No. 201800041 & 201800042	

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: AKM Family LLLP	Agent: David Johnson
Property Address: 12810 Stroh Ranch Court	Abatement Number: 201800043 & 201800044
Assessor's Original Value: \$2,936,100 for tax years 2	015 & 2016
Hearing Date: August 16, 2018	Hearing Time: 9:00 a.m.
1. The Douglas County Assessor was represented	at the hearing by Rob Moffit.
2. The Petitioner was:	
a. 🗆 present	
b. 🔲 not present	
c. \square present/represented by Clic	ck here to enter text.
d. anot present/represented by D	avid Johnson.
3. Assessor's Recommended Value: \$2,936,100	
Petitioner's Requested Value: \$2,419,000	`

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative submitted a Real Property Summary Analysis containing an income pro forma and three lease comparables. Petitioner's representative testified that the subject property is a free-standing retail building constructed in 2004; and lease comparable #2 is the best comparable.

- 5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 - a. 🛮 data from sales of comparable properties which sold during the applicable time period; and /or

 - c.

 \textsup a valuation using the income approach; and/or
 - d. Sother Subject has frontage to Highway 83. Assessor comparable sale located at 9257 S. Parker Road also has frontage to Highway 83 and sold for \$168.91 per square foot. Petitioner's income comparable at 10401 S. Parker Road is 35 years old, multi-tenant, and not really a suitable lease comparable. Petitioner's income comparable #3 is multi-tenant and is 20 years older; its rent at \$14 supports the Assessor's income model.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

C1	
Classification:	Commercial
Total Actual Value:	\$2,936,100
Reasons are as follows:	Assessor's evidence of value was more persuasive than Petitioner's evidence of value.
IT IS THEREFORE R	ECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. □Approv Recommendations here	ved and the value of the subject property is reduced as set forth in the Findings and
b. 🗆 Аррг	oved in part as set forth in the Findings and Recommendations herein
c. 🛭 Deni	ed after abatement hearing
d. 🗆 Admi	nistrative Denial is Granted
REFEREE:	
s/ Karen Smith Name	August 16, 2018 Date

Abatement Log No. 201800043 & 201800044

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: K	athy and Johnny Inc.	Agent: David Johnson			
Property Address	: 18951 East Mainstreet	Abatement Number: 201800045 & 201800046			
Assessor's Origin	Assessor's Original Value: \$2,215,500 for tax years 2015 & 2016				
Hearing I	Date: August 16, 2018	Hearing Time: 9:00 a.m.			
1. The Douglas	County Assessor was represented a	t the hearing by Rob Moffit.			
2. The Petition a. b. c. d.	□ present□ not present□ present/represented by Clic	k here to enter text. wid Johnson			
3. Assessor's	Recommended Value: \$2,215,500				
Petitioner	's Requested Value: \$2,028,000				

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative submitted a Real Property Summary Analysis containing an income pro forma and two comparable sales. Petitioner's representative testified that the subject property is a retail strip center; he has requested the income and expense statements; the center is partially vacant currently and information about 2013 and 2014 vacancy is needed.

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

b. Uvaluation	sales of comparable properties which sold during the applicable time period; and /or using the cost approach; and/or
d. 🛮 other Thi	n using the income approach; and/or s center has always struggled; actual income and expense data is necessary so that a lease-can be performed.
THE REFEREE FINI ACTUAL VALUE OF	OS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND THE PROPERTY ARE:
Classification: Co	ommercial
Total Actual Value: \$2	2,215,500
Reasons are as follows: A	ssessor's evidence of value was more persuasive than Petitioner's evidence of value.
IT IS THEREFORE RE	COMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. □ Approve Recommendations herein	d and the value of the subject property is reduced as set forth in the Findings and
b. 🗆 Approv	red in part as set forth in the Findings and Recommendations herein
c. 🛭 Denied	l after abatement hearing
d. 🗆 Admini	strative Denial is Granted
REFEREE:	
s/ Karen Smith Name	August 16, 2018 Date
Abatement Log No. 20	1800045 & 201800046

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	The Chateau In Castle Rock LLC	Agent: David Johnson
Property A	ddress: 850 West Happy Canyon Road	Abatement Number: 201800049 & 201800050
Assessor's	Original Value: \$969,870 for tax years 201	5 & 2016
He	aring Date: August 16, 2018	Hearing Time: 9:00 a.m.
1. The D	ouglas County Assessor was represented a	t the hearing by Tetryl Tilman.
2. The P	etitioner was:	
	a. \square present	
¥.	b. \square not present	
	c. present/represented by Clic	
	d. Anot present/represented by Da	vid Johnson.
3. Ass	essor's Recommended Value: \$969,870	
Pet	itioner's Requested Value: \$755,000	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative submitted a Real Property Summary Analysis containing an income pro forma, one lease comparable, and two comparable sales. Petitioner's representative testified that the subject property is a two-story medical office building constructed in 2005 that is owner occupied by a dentist; he does not know whether the second floor has been leased or is being used by the owner for storage.

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

of

 a. \(\subseteq \text{data from sales of comparable properties which sold during the applicable time period; and /or b. \(\subseteq \text{valuation using the cost approach; and/or } \) c. \(\subseteq \text{a valuation using the income approach; and/or } \) d. \(\subseteq other Rental rates of the comparable sales averaged approximately \$17. The Assessor's income model would have valued the subject property at \$972,560. Co-Star indicates that the second floor the subject property is available for rent. 		
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:		
Classification: Commercial		
Total Actual Value: \$969,870		
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 August 16, 2018 Name Date		
Abatement Log No. 201800049 & 201800050		

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitio	oner: Roper LLC	Agent: David Johnson
Prope	rty Address: 9559 Kingston Court	Abatement Number: 201800051 & 201800052
Assessor's Original Value: \$834,240 for tax years 2015 & 2016.		
	Hearing Date: August 16, 2018	Hearing Time: 9:00 a.m.
	The Douglas County Assessor was represented a	at the hearing by Rob Moffit.
	a. present b. not present	
	c. ☐ present/represented by Clic d. ☐ not present/represented by D	k here to enter text. avid Johnson.
3.	Assessor's Recommended Value: \$834,240	
	Petitioner's Requested Value: \$674,000	
4. Po	etitioner presented the following testimony and	documents in support of the claim. Petitioner's
4. Po		l documents in support of the claim: Petitioner's

representative submitted a Real Property Summary Analysis containing an income pro forma, two lease

story office building owner occupied by Roper Insurance.

comparables, and four comparable sales. Petitioner's representative testified that the subject property is a 2001 one-

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

Abatemen	it Log No.	201800051 & 201800052		
s/ Karen Sm Name	nith		August 16, 2018 Date	
REFEREE	3 :			
	d. 🗆 Adm	ninistrative Denial is Granted		
	c. 🗵 Den	nied after abatement hearing		
		roved in part as set forth in the I	and Recommend	lations herein
Recommer	idations her	ein		
	a. 🗆 Appro	oved and the value of the subject	property is reduced as so	et forth in the Findings and
IT IS THE	EREFORE 1	RECOMMENDED that for the	above-stated reasons, the	e Petition for Abatement is:
Reasons ar determinat	e as follows ion of actua	: The sale of the subject property il value.	y within the base period f	for \$829,600 supports the Assessor
Total Actu	al Value:	\$834,240		
Classificati	on:	Commercial		
THE RE	FEREE FI VALUE O	NDS AND RECOMMENDS OF THE PROPERTY ARE:	THAT THE PROPE	R CLASSIFICATION AND
d.		Subject is an office condominium		ld for \$829,600 on 12/28/12 for
c.		valuation using the income approach; and/or		
а. Ь.				

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Dave & Christine Strang	Agent:
Property Addre	ess: 263 South Larkspur Drive	Abatement Number: 201800108
Assessor's Orig	ginal Value: \$474,967 for tax year 2017	7
Hearing	g Date: August 16, 2018	Hearing Time: 10:30 a.m.
1. The Doug	glas County Assessor was represented a	at the hearing by Becky Fisher.
	oner was: a. present b. not present c. present/represented by Clic d. not present/represented by Clic	
3. Assesso	or's Recommended Value: \$450,000 fo	or tax year 2017
Petition	ner's Requested Value: \$341,000	
Petition for Ab	atement or Refund of Taxes that the b	documents in support of the claim: Petitioner stated on her assement was not finished although plumbing was stubbed in ocated on the same street as the subject property.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:	
 a. Adata from sales of comparable properties which sold during the applicable time period; and /o b. Dvaluation using the cost approach; and/or 	or
c. \[\sigma a valuation using the income approach; and/or \]	
d. Sother Basement finish and a patio have been removed. Subject is a brand-new house built in a but located in an old neighborhood.	2016
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:)
Classification: Residential	
Total Actual Value: \$450,000	
Reasons are as follows: A reduction in actual value is appropriate to reflect the subject property's lack of bas finish and lack of a patio. Comparable sales bracket and support the Assessor's recommended actual value.	ement
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 August 16, 2018 Name Date	
Abatement Log No. 201800108	

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Pennoner: R	ussell Starrett	Agent:
Property Address	: 1360 N. Monument Drive	Abatement Number: 201800124
Assessor's Origin	al Value: \$293,634 for tax year 2017	
Hearing I	Date: August 16, 2018	Hearing Time: 10:30 a.m.
1. The Dougla	s County Assessor was represented a	at the hearing by Adam Ortenburger.
2. The Petition a. b. c. d.	□ present□ present□ present/represented by Clic	
3. Assessor's	Recommended Value: \$293,634	
Petitioner	's Requested Value: \$265,500	,
4. Petitioner pr Comparative Mar	esented the following testimony and ket Analysis containing four compar	documents in support of the claim: Petitioner submitted a able sales.

5. The Assess	or presented the following testimony and documents in support of the Assessor's position:
b. ∐v c. □a	ata from sales of comparable properties which sold during the applicable time period; and /or aluation using the cost approach; and/or valuation using the income approach; and/or ther Subject property sold on 11/6/15 for \$292,500.
THE REFERE	E FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND UE OF THE PROPERTY ARE:
Classification:	Residential
Total Actual Val	ue: \$293,634
Reasons are as fo Assessor's determ	ollows: Comparable sales, including the sale of the subject property, bracket and support the nination of actual value.
IT IS THEREFO	ORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. D. Recommendation	Approved and the value of the subject property is reduced as set forth in the Findings and as herein
b. 🗆	Approved in part as set forth in the Findings and Recommendations herein
с. 🛚	Denied after abatement hearing
d. 🗆	Administrative Denial is Granted
REFEREE:	
s/ Karen Smith Name	August 16, 2018 Date
Abatement Log	No. 201800124

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Sundaram Kalyan	Agent:
Property Addr	ress: 326 Maplehurst Pt.	Abatement Number: 201800148
Assessor's Original Value: \$935,000 for tax year 2017		
Hearin	g Date: August16, 2018 Hear	ing Time: 11:30 a.m.
1. The Doug	glas County Assessor was represented at the	hearing by Peggy Kruml.
2. The Petiti	oner was:	
	a. \square present	
	b. 🛮 not present	
	c. \square present/represented by Click her	
	d. Unot present/represented by Click	nere to enter text.
3. Assesso	or's Recommended Value: \$935,000	
Petition	ner's Requested Value: \$806,850	
4. Petitioner	presented the following testimony and docu	ments in support of the claim: Petitioner stated on his

Petition for Abatement or Refund of Taxes that he bought the house in September 2017 for \$815,000, which is less than the County's valuation of \$935,000. Petitioner submitted copies of his TD-1000 and the settlement sheet from

his purchase.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:			
b. □valuatio c. □a valuat	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 previously protested the 2017 actual value.		
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:			
Classification:	Residential		
Total Actual Value:	\$935,000		
Reasons are as follows: No change should be made to the 2017 actual value because Colorado Revised Statutes Section 39-10-114 states that no abatement or refund of taxes shall be made based upon the ground of overvaluation if a protest to such valuation was made and a notice of determination was mailed to the taxpayer.			
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. 🗆 App.	roved 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	August 16, 2018 Date		

Abatement Log No. 201800148

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Alpine Currant LLC Agent: Brenda Fearn Property Address: 6374 Promenade Pkwy. Abatement Number: 201800152 Assessor's Original Value: \$1,834,512 for tax year 2016 Hearing Date: August 16, 2018 Hearing Time: 2:00 p.m. The Douglas County Assessor was represented at the hearing by Chris Morley and Rob Moffitt. 2. The Petitioner was: ☐ present b. \square not present $\hfill \square$ present/represented by Click here to enter text. ⊠not present/represented by Brenda Fearn. 3. Assessor's Recommended Value: \$1,223,008 Petitioner's Requested Value: \$782,714

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1,2,3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot.

5. The Assesso	or presented the following testimony and documents in support of the Assessor's position:		
	ta from sales of comparable properties which sold during the applicable time period; and /or		
c. 🗆 a			
appl parc	ther Subject parcel is located in a filing eligible for present worth discounting, which had been ied to all other parcels in the filing. When present worth discounting is applied to the subject el, the resultant value of \$1.94 per square foot is lower than the raw land value for the area of \$2.00 square foot. Consequently, the recommended new actual value is \$2.00 per square foot.		
	E FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND JE OF THE PROPERTY ARE:		
Classification:	Vacant land		
Total Actual Valı	ne: \$1,223,008		
application of pre	llows: The subject parcel was eligible for present worth discounting in 2016. Because the esent worth discounting results in a value lower than the raw land value for the area, the actual ect parcel should be reduced to the raw land value for the area of \$2.00 per square foot.		
IT IS THEREFO	ORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:		
a. 🗆 1 Recommendation	Approved and the value of the subject property is reduced as set forth in the Findings and as herein		
b. 🛭	Approved in part as set forth in the Findings and Recommendations herein		
с. 🗌	Denied after abatement hearing		
d. 🗆	Administrative Denial is Granted		
REFEREE:			
s/ Karen Smith Name	August 16, 2018 Date		
Abatement Loa	No. 201800152		

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Adams Needle LLC	Agent: Brenda Fearn		
Property Address: 6360 Promenade Pkwy.	Abatement Number: 201800154		
Assessor's Original Value: \$242,681 for tax year 2016			
Hearing Date: August 16, 2018 Heari	ing Time: 2:00 p.m.		
1. The Douglas County Assessor was represented at the hearing by Chris Morley and Rob Moffitt.			
 2. The Petitioner was: a. □ present b. □ not present c. □ present/represented by Click here d. ⊠not present/represented by Brenda I 	e to ențer text. Pearn.		
3. Assessor's Recommended Value: \$242,681			
Petitioner's Requested Value: \$95,902			

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 1; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

5. The Assessor pre	5. The Assessor presented the following testimony and documents in support of the Assessor's position:		
b. □valuati c. □a valua d. ⊠other I worth dis	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 By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present accounting to the parcels in Block 1 using a base value of \$10 per square foot, a six-year sell-out and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in		
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:			
Classification:	Vacant land		
Total Actual Value:	\$242,681		
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate.			
IT IS THEREFORE 1	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:		
a. Appro Recommendations her	oved and the value of the subject property is reduced as set forth in the Findings and		
b. \square Арр	royed in part as set forth in the Findings and Recommendations herein		
c. 🛮 Denied after abatement hearing			
d. 🗆 Adm	ninistrative Denial is Granted		
,			
REFEREE:			
s/ Karen Smith Name	August 16, 2018 Date		

Abatement Log No. 201800154

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Alleghany Leatherleaf LLC Agent: Brenda Fearn Property Address: 6364 Promenade Pkwy. Abatement Number: 201800155 Assessor's Original Value: \$106,240 for tax year 2016 Hearing Date: August 16, 2018 Hearing Time: 2:00 p.m. The Douglas County Assessor was represented at the hearing by Chris Morley. 1. 2. The Petitioner was: present □ not present \square present/represented by Click here to enter text. ⊠not present/represented by Brenda Fearn. Assessor's Recommended Value: \$106,240 3. Petitioner's Requested Value: \$34,960

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 1; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

5. The Assessor pro	esented the following testimony and documents in support of the Assessor's position:
b. □valuat c. □a valua	com sales of comparable properties which sold during the applicable time period; and /or ion using the cost approach; and/or ation using the income approach; and/or Click here to enter text.
THE REFEREE F	INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Classification:	Vacant land
Total Actual Value:	\$106,240
Reasons are as follows Because the parcels ha	s: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. ad earthwork completed and were platted, present worth discounting is appropriate.
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. DAppr Recommendations he	oved and the value of the subject property is reduced as set forth in the Findings and rein
b. 🗆 Ар <u>г</u>	proved in part as set forth in the Findings and Recommendations herein
c. 🛭 Der	nied after abatement hearing
d. 🗆 Adn	ninistrative Denial is Granted
REFEREE:	
s/ Karen Smith Name	August 16, 2018 Date
Abatement Log No.	201800155

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitio	ner: A	ustrian Pine LLC	Agent: Brenda Fearn		
Prope	ty Address	: 6366 Promenade Pkwy.	Abatement Number: 201800156		
Assess	or's Origin	al Value: \$216,726			
	Hearing I	Date: August 16, 2018	Hearing Time: 2:00 p.m.		
1. T	1. The Douglas County Assessor was represented at the hearing by Chris Morley and Rob Moffitt.				
2. T	The Petitioner was: a. present b. not present c. present/represented by Click here to enter text. d. not present/represented by Brenda Fearn				
3.	Assessor's	Recommended Value: \$216,726			
	Petitioner	's Requested Value: \$85,642			

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 1; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

- 5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 - a. Adata from sales of comparable properties which sold during the applicable time period; and /or

 - c. \Box a valuation using the income approach; and/or
 - d. Sother By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present worth discounting to the parcels in Block 1 using a base value of \$10 per square foot, a six-year sell-out period, and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in Block 1.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

ACTUAL VALUE	OF THE PROPERTY ARE:
Classification:	Vacant Land
Total Actual Value:	\$216,726
Reasons are as follow Because the parcels h	vs: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. had earthwork completed and were platted, present worth discounting is appropriate.
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. Appr Recommendations he	roved and the value of the subject property is reduced as set forth in the Findings and erein
b. 🗆 Ap	proved in part as set forth in the Findings and Recommendations herein
c. 🛭 De	enied after abatement hearing
d. 🗆 Adı	ministrative Denial is Granted
REFEREE:	
s/ Karen Smith Name	August 16, 2018 Date

Abatement Log No. 201800156

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Autumn Brilliance LLC	Agent: Brenda Fearn		
Property Addr	ess: 6370 Promenade Pkwy.	Abatement Number: 201800157		
Assessor's Orię	ginal Value: \$174,103			
Hearin	g Date: August 16, 2018	Hearing Time: 2:00 p.m.		
1. The Douglas County Assessor was represented at the hearing by Chris Morley and Rob Moffitt				
2. The Petiti	The Petitioner was: a. present b. not present c. present/represented by Glick here to enter text. d. not present/represented by Brenda Fearn			
3. Assesso	or's Recommended Value: \$174,103			
Petitioner's Requested Value: \$68,804				

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 1; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

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

 a. \(\text{ \text{\text{\text{\text{data} from sales of comparable properties which sold during the applicable time period; and /or } \(\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tex{\tex				
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:				
Classification: Vacant land				
Total Actual Value: \$174,103				
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate.				
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 August 16, 2018 Name Date				
Abatement Log No. 201800157				

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Autumn Joy Sedum LLC	Agent: Brenda Fearn			
Property Address: 6372 Promenade Pkwy.	Abatement Number: 201800158			
Assessor's Original Value: \$204,278				
Hearing Date: August 16, 2018	Hearing Time: 2:00 p.m.			
. The Douglas County Assessor was represented at the hearing by Chris Morley and Rob Moffitt.				
The Petitioner was: a.				
3. Assessor's Recommended Value: \$204,278				
Petitioner's Requested Value: \$80,860				

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 1; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

The Assessor presented the following testimony and documents in support of the Assessor's position: Adata from sales of comparable properties which sold during the applicable time period; and /or Uvaluation using the cost approach; and/or b. □a valuation using the income approach; and/or c. ⊠other By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present worth discounting to the parcels in Block 1 using a base value of \$10 per square foot, a six-year sell-out period, and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in Block 1. THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE: Classification: Vacant land Total Actual Value: \$204,278 Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate. 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

August 16, 2018

Date

Abatement Log No. 201800158

REFEREE:

s/ Karen Smith

Name

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Blue Avena Grass LLC Agent: Brenda Fearn Property Address: Pt. Lot 1A, Blk 2 Abatement Number: 201800159 Assessor's Original Value: \$149,937 for tax year 2016 Hearing Date: August 16, 2018 Hearing Time: 2:00 p.m. The Douglas County Assessor was represented at the hearing by Chris Morley and Rob Moffitt. 1. 2. The Petitioner was: ☐ present b. \square not present \square present/represented by Click here to enter text. ⊠not present/represented by Brenda Fearn. 3. Assessor's Recommended Value: \$149,937 Petitioner's Requested Value: \$72,209

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 2; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

The Assessor presented the following testimony and documents in support of the Assessor's position: Adata from sales of comparable properties which sold during the applicable time period; and /or □valuation using the cost approach; and/or b. a valuation using the income approach; and/or ⊠other By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present worth discounting to the parcels in Block 2 using a base value of \$10 per square foot, a six-year sell-out period, and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in Block 2 and further adjusted to reflect the appropriate "spread value" resulting from these parcels having been re-platted during the tax year. THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE: Classification: Vacant Land Total Actual Value: \$149,937 Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate. 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. \(\sum \) Denied after abatement hearing d. Administrative Denial is Granted

August 16, 2018

Date

Abatement Log No. 201800159

REFEREE:

s/ Karen Smith

Name

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Blue Chip Juniper LLC	Agent: Brenda Fearn
Property Address: Pt. Lot 1A, Blk 2	Abatement Number: 201800160
Assessor's Original Value: \$144,684	
Hearing Date: August 16, 2018	Hearing Time: 2:00 p.m.
The Douglas County Assessor was represented	at the hearing by Chris Morley and Rob Moffitt.
 2. The Petitioner was: a. □ present b. □ not present c. □ present/represented by Clic d. ⊠not present/represented by B 	ok here to enter text. renda Fearn.
3. Assessor's Recommended Value: \$144,684	
Petitioner's Requested Value: \$70,644	
1 Potitional property of the full-mine to the	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 2; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

- The Assessor presented the following testimony and documents in support of the Assessor's position:
 - Adata from sales of comparable properties which sold during the applicable time period; and /or
 - Dvaluation using the cost approach; and/or
 - □a valuation using the income approach; and/or
 - ⊠other By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present worth discounting to the parcels in Block 2 using a base value of \$10 per square foot, a six-year sell-out period, and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in Block 2 and further adjusted to reflect the appropriate "spread value" resulting from these parcels having been re-platted during the tax year.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CO

ACTUAL V	ALUE C	OF THE PROPERTY ARE:
Classification	1:	Vacant Land
Total Actual	Value:	\$144,684
Reasons are a Because the p	as follows parcels ha	s: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Indeed and were platted, present worth discounting is appropriate.
IT IS THER	EFORE :	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. Recommenda	□Appro ations hea	oved and the value of the subject property is reduced as set forth in the Findings and rein
b.	□ Арр	roved in part as set forth in the Findings and Recommendations herein
c.	⊠ Den	nied after abatement hearing
d.	□ Adm	ninistrative Denial is Granted
REFEREE:		
s/ <i>Karen Smitl</i> s Name	· •	August 16, 2018 Date

Abatement Log No. 201800160

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Blue Fescue LLC	Agent: Brenda Fearn	
Property Address: Pt. Lot 1A, Blk 2	Abatement Number: 201800161	
Assessor's Original Value: \$289,368		
Hearing Date: August 16, 2018	Hearing Time: 2:00 p.m.	
The Douglas County Assessor was represented a	at the hearing by Chris Morley and Rob Moffitt.	
 2. The Petitioner was: a. □ present b. □ not present c. □ present/represented by Click here to enter text. d. ⊠not present/represented by Brenda Fearn 		
3. Assessor's Recommended Value: \$289,368		
Petitioner's Requested Value: \$141,228		

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 2; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

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

 a. Adata from sales of comparable properties which sold during the applicable time period; and /or b. Dvaluation using the cost approach; and/or
c. Da valuation using the income approach; and/or
d. Sother By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present worth discounting to the parcels in Block 2 using a base value of \$10 per square foot, a six-year sell-out period, and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in Block 2 and further adjusted to reflect the appropriate "spread value" resulting from these parcels having been re-platted during the tax year.
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Vacant Land
Total Actual Value: \$289,368
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate.
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 August 16, 2018 Name Date
Abatement Log No. 201800161

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Blue Mist Spirea LLC	Agent: Brenda Fearn		
Property Address: Pt. Lot 1A, Blk 2	Abatement Number: 201800162		
Assessor's Original Value: \$207,491			
Hearing Date: August 16, 2018	Hearing Time: 2:00 p.m.		
1. The Douglas County Assessor was represented at the hearing by Chris Morley and Rob Moffitt.			
 2. The Petitioner was: a. □ present b. □ not present c. □ present/represented by Click here to enter text. d. ⊠not present/represented by Brenda Fearn 			
3. Assessor's Recommended Value: \$207,491			
Petitioner's Requested Value: \$101,310			

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 2; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

5. The A	Assessor presented the following testimony and documents in support of the Assessor's pos	sition:
a. b. c. d.	□a valuation using the income approach; and/or □a valuation using the income approach; and/or □a valuation using the parcels had earthwork completed and were platted. Assessor approach worth discounting to the parcels in Block 2 using a base value of \$10 per square foot, a speriod, and a 14% discount rate. The resultant value was then reduced by attributes for e Block 2 and further adjusted to reflect the appropriate "spread value" resulting from the having been re-platted during the tax year.	olied present ix-year sell-out each parcel in se parcels
	FEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION L VALUE OF THE PROPERTY ARE:	N AND
Classificatio	ion: Vacant Land	
Total Actua	ual Value: \$207,491	
Reasons are Because the	re as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of the parcels had earthwork completed and were platted, present worth discounting is appropriate the parcels had earthwork completed and were platted, present worth discounting is appropriate the parcels had earthwork completed and were platted, present worth discounting is appropriate the parcels had earthwork completed and were platted, present worth discounting is appropriate the parcels had earthwork completed and were platted, present worth discounting is appropriate.	of value. iate.
IT IS THE	EREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatem	ent is:
: Recommen	a. Approved and the value of the subject property is reduced as set forth in the Finding and actions herein	s and
1	b. Approved in part as set forth in the Findings and Recommendations herein	
•	c. Denied after abatement hearing	
(d. Administrative Denial is Granted	
REFEREE	E:	
s/ <i>Karen Sm</i> Name	mith August 16, 2018 Date	

Abatement Log No. 201800162

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Buckwheat LLC	Agent: Brenda Fearn	
Property Address: Pt. Lot 1A, Blk 2	Abatement Number: 201800163	
Assessor's Original Value: \$118,876		
Hearing Date: August 16, 2018	Hearing Time: 2:00 p.m.	
The Douglas County Assessor was represented	ed at the hearing by Chris Morley and Rob Moffitt.	
 2. The Petitioner was: a. □ present b. □ not present c. □ present/represented by Click here to enter text. d. ⊠not present/represented by Brenda Fearn 		
3. Assessor's Recommended Value: \$118,87	6	
Petitioner's Requested Value: \$58,043		

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 2; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 a. \(\text{ data from sales of comparable properties which sold during the applicable time period; and /or \(\text{ b.} \) \(\text{ duation using the cost approach; and/or } \(\text{ c.} \) \(\text{ data from sales of comparable properties which sold during the applicable time period; and /or \(\text{ c.} \) \(\text{ duation using the income approach; and/or } \) d. \(dother By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present worth discounting to the parcels in Block 2 using a base value of \$10 per square foot, a six-year sell-out period, and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in Block 2 and further adjusted to reflect the appropriate "spread value" resulting from these parcels having been re-platted during the tax year
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Vacant Land
Total Actual Value: \$118,876
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate.
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 August 16, 2018

Date

Abatement Log No. 201800163

Name

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Datition	D	A . D . 1 m	
Petitioner	: Buffalo Juniper LLC	Agent: Brenda Fearn	
Property 2	Address: Pt. Lot 1A, Blk 2	Abatement Number: 201800164	
Assessor's	s Original Value: \$103,003		
Н	earing Date: August 16, 2018	Hearing Time: 2:00 p.m.	
1. The	Douglas County Assessor was repr	resented at the hearing by Chris Morley and Rob Moffitt.	
2. The	Petitioner was:		
	a. \square present		
	b. not present		
	c. present/represented by Click here to enter text.		
d. Mot present/represented by Brenda Fearn			
3. As	ssessor's Recommended Value: \$1	03,003	
Pe	etitioner's Requested Value: \$50,2	293	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 2; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

5. The	Assessor presented the following testimony and documents in support of the Assessor's position:
a. b. c. d.	a valuation using the income approach; and/or
THE RE	FEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND VALUE OF THE PROPERTY ARE:
Classificat	ion: Vacant Land
Total Actu	nal Value: \$103,003
Reasons as Because th	re as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. ne parcels had earthwork completed and were platted, present worth discounting is appropriate.
IT IS THE	EREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Recomme	a. Approved and the value of the subject property is reduced as set forth in the Findings and indations herein
	b. Approved in part as set forth in the Findings and Recommendations herein
	c. \(\sum \) Denied after abatement hearing
	d. Administrative Denial is Granted
REFEREI	E:

August 16, 2018 Date

Abatement Log No. 201800164

s/ Karen Smith

Name

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Big Bluestem LLC	Agent: Brenda Fearn
Property Address: Pt. Lot1A, Blk 2	Abatement Number: 201800165
Assessor's Original Value: \$86,331	
Hearing Date: August 16, 2018	Hearing Time: 2:00 p.m.
The Douglas County Assessor was represented a	at the hearing by Chris Morley and Rob Moffitt.
 2. The Petitioner was: a. □ present b. □ not present c. □ present/represented by Glic d. ⊠not present/represented by Br 	
3. Assessor's Recommended Value: \$86,331	
Petitioner's Requested Value: \$42,152	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 2; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

- The Assessor presented the following testimony and documents in support of the Assessor's position:
 - Adata from sales of comparable properties which sold during the applicable time period; and /or
 - Uvaluation using the cost approach; and/or b.
 - ☐a valuation using the income approach; and/or C.
 - ⊠other By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present d. worth discounting to the parcels in Block 2 using a base value of \$10 per square foot, a six-year sell-out period, and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in Block 2 and further adjusted to reflect the appropriate "spread value" resulting from these parcels having been re-platted during the tax year

ACTUAL VALUE OF THE PROPERTY ARE:	D
Classification: Vacant Land	
Total Actual Value: \$86,331	
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value Because the parcels had earthwork completed and were platted, present worth discounting is appropriate.	Э.
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 August 16, 2018 Name Date	

Abatement Log No. 201800165

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Black Mondo Grass LLC	Agent: Brenda Fearn
Property Addi	ress: Pt. Lot 1A, Blk 2	Abatement Number: 201800166
Assessor's Ori	ginal Value: \$131,552	
Hearin	ng Date: August 16, 2018	Hearing Time: 2:00 p.m.
1. The Dou	glas County Assessor was represented a	at the hearing by Chris Morley and Rob Moffitt.
2. The Petit	ioner was: a. present b. not present c. present/represented by clic d. not present/represented by B	
3. Assess	or's Recommended Value: \$131,552	
Petitio	ner's Requested Value: \$64,232	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 2; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

5. The Assessor presented the following testimony and documents in suppo	rt of the Assessor's position:
a. Adata from sales of comparable properties which sold during the	applicable time period: and /or
b. Dvaluation using the cost approach; and/or	apparents and period, and you
c. \Box a valuation using the income approach; and/or	
d. Sother By 1/1/16, the parcels had earthwork completed and were worth discounting to the parcels in Block 2 using a base value of a period, and a 14% discount rate. The resultant value was then red Block 2 and further adjusted to reflect the appropriate "spread value having been re-platted during the tax year.	10 per square foot, a six-year sell-out aced by attributes for each parcel in
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPE ACTUAL VALUE OF THE PROPERTY ARE:	R CLASSIFICATION AND
Classification: Vacant Land	
Total Actual Value: \$131,552	
Reasons are as follows: Assessor's evidence of value was more persuasive than Because the parcels had earthwork completed and were platted, present worth	Petitioner's evidence of value. discounting is appropriate.
IT IS THEREFORE RECOMMENDED that for the above-stated reasons, th	ne Petition for Abatement is:
a. Approved and the value of the subject property is reduced as s Recommendations herein	et forth in the Findings and
b. Approved in part as set forth in the Findings and Recomment	dations herein
c. 🛛 Denied after abatement hearing	
d. Administrative Denial is Granted	
REFEREE:	

August 16, 2018 Date

Abatement Log No. 201800166

s/ Karen Smith

Name

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Canada Red Chokecherry LLC Agent: Brenda Fearn Property Address: Pt. Lot 2A, Blk 3 Abatement Number: 201800167 Assessor's Original Value: \$318,031 for tax year 2016 Hearing Date: August 16, 2018 Hearing Time: 2:00 p.m. The Douglas County Assessor was represented at the hearing by Chris Morley and Rob Moffitt. 1. The Petitioner was: 2. ☐ present b. \square not present $\hfill \square$ present/represented by Click here to enter text. ⊠not present/represented by Brenda Fearn. 3. Assessor's Recommended Value: \$318,031 Petitioner's Requested Value: \$155,227

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 3; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

a.		
b. □valuation using the cost approach; and/or c. □ a valuation using the income approach; and/or d. ☑other By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present worth discounting to the parcels in Block 3 using a base value of \$10 per square foot, a six-year sell-out period, and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in Block 3; the value of one parcel within Block 3 fell below raw land value but this was erroneous. THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE: Classification: Vacant Land Total Actual Value: \$318,031 Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate. 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	5. The Assessor presented the following testimony and documents in support of the A	assessor's position:
Classification: Vacant Land Total Actual Value: \$318,031 Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate. 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	 b. □valuation using the cost approach; and/or c. □a valuation using the income approach; and/or d. ⊠other By 1/1/16, the parcels had earthwork completed and were platted. worth discounting to the parcels in Block 3 using a base value of \$10 per sq period, and a 14% discount rate. The resultant value was then reduced by at Block 3; the value of one parcel within Block 3 fell below raw land value but 	Assessor applied present uare foot, a six-year sell-out tributes for each parcel in t this was erroneous.
Total Actual Value: \$318,031 Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate. 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	THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASS ACTUAL VALUE OF THE PROPERTY ARE:	IFICATION AND
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate. 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	Classification: Vacant Land	
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	Total Actual Value: \$318,031	
 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 	Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner Because the parcels had earthwork completed and were platted, present worth discounting	's evidence of value. Ig is appropriate.
b. □ Approved in part as set forth in the Findings and Recommendations herein c. ☑ Denied after abatement hearing d. □ Administrative Denial is Granted	IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition	for Abatement is:
c. ☑ Denied after abatement hearing d. ☐ Administrative Denial is Granted	a. Approved and the value of the subject property is reduced as set forth in Recommendations herein	the Findings and
d. Administrative Denial is Granted	b. Approved in part as set forth in the Findings and Recommendations h	erein
	c. 🛮 Denied after abatement hearing	
REFEREE:	d. Administrative Denial is Granted	
	REFEREE:	

August 16, 2018 Date

Abatement Log No. 201800167

s/ Karen Smith

Name

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Canadian Blue Fescue LLC Agent: Brenda Fearn Property Address: Pt. Lot 2A, Blk 3 Abatement Number: 201800168 Assessor's Original Value: \$651,658 Hearing Date: August 16, 2018 Hearing Time: 2:00 p.m. The Douglas County Assessor was represented at the hearing by Chris Morley and Rob Moffitt. 2. The Petitioner was: present b. \square not present \square present/represented by Click here to enter text. ⊠not present/represented by Brenda Fearn Assessor's Recommended Value: \$651,658 3. Petitioner's Requested Value: \$521,381

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 3; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

Click here to enter text.

5. The A	ssessor pres	ented the following testimony and documents in support of the Assessor's position:
a. b. c. d. THE REF ACTUAL	□valuation □a valuation □a valuation □ other By worth discon period, and Block 3; the FEREE FIN	In sales of comparable properties which sold during the applicable time period; and /or a using the cost approach; and/or on using the income approach; and/or 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present punting to the parcels in Block 3 using a base value of \$10 per square foot, a six-year sell-out a 14% discount rate. The resultant value was then reduced by attributes for each parcel in e value of one parcel within Block 3 fell below raw land value but this was erroneous. IDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND THE PROPERTY ARE:
Classificatio		Vacant Land
Total Actua	al Value: \$	651,658
Reasons are Because the	e as follows: e parcels had	Assessor's evidence of value was more persuasive than Petitioner's evidence of value. earthwork completed and were platted, present worth discounting is appropriate.
IT IS THE	REFORE R	ECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a Recommen	a. Approvidations herei	ed and the value of the subject property is reduced as set forth in the Findings and n
ŀ	b. 🗆 Аррго	wed in part as set forth in the Findings and Recommendations herein
(c. 🛭 Denie	d after abatement hearing
C	d. 🗆 Admii	nistrative Denial is Granted
REFEREE	<i>:</i>	
s/ <i>Karen Sm</i> Name	rith	August 16, 2018 Date

Abatement Log No. 201800168

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitione	er: Con	nmon Purple Lilac	Agent: Brenda Fearn
Property	Address:	Pt. Lot 2A, Blk 3	Abatement Number: 201800169
Assessor	's Original	Value: \$228,388	
F	Hearing Da	te: August 16,2018	Hearing Time: 2:00 p.m.
1. The	e Douglas (County Assessor was represented a	t the hearing by Chris Morley and Rob Moffitt.
2. The	e Petitioner	was:	
	a.	☐ present	
	b.	□ not.present	
	c.	☐ present/represented by Clic	k here to enter text.
	d.	⊠not present/represented by Br	enda Fearn
3.	Assessor's l	Recommended Value: \$228,388	
I	Petitioner's	Requested Value: \$111,625	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 3; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

5. The A	ssessor pre	sented the following te	estimony and doci	iments in support	of the Assessor's po	osition:
a. b. c. d.	□valuatio □a valuat ⊠other E worth dis period, ar	om sales of comparable on using the cost appro- tion using the income aby 1/1/16, the parcels counting to the parcels and a 14% discount rate the value of one parcel	oach; and/or approach; and/or had earthwork co s in Block 3 using the resultant va	mpleted and were page a base value of \$10 lue was then reduced	platted. Assessor ap per square foot, a ed by attributes for	pplied present six-year sell-out each parcel in
		NDS AND RECOM OF THE PROPERTY		THE PROPER	CLASSIFICATIO)N _. AND
Classification	on:	Vacant Land				
Total Actua	ıl Value:	\$228,388				
		s: Assessor's evidence of d earthwork complete		•		
IT IS THE	REFORE :	RECOMMENDED tl	hat for the above-	stated reasons, the	Petition for Abates	ment is:
Recommen		oved and the value of t	the subject proper	ty is reduced as set	forth in the Findin	igs and
1	ь. 🗆 Арр	proved in part as set for	orth in the Finding	s and Recommend	ations herein	
ı	c. 🛭 Der	nied after abatement he	earing			
	d. 🗆 Adn	ninistrative Denial is C	Granted			
REFEREE	l:					
s/ Karen Sm Name	aith			August 16, 2018 Date		•

Abatement Log No. 201800169

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Clary Sage LLC	Agent: Brenda Fearn
Property Add	dress: Pt. Lot 2A, Blk 3	Abatement Number: 201800170
Assessor's Or	iginal Value: \$132,351	
Heari	ng Date: August 16, 2018	Hearing Time: 2:00 p.m.
1. The Do	uglas County Assessor was represented	at the hearing by Chris Morley and Rob Moffitt.
2. The Peti	itioner was: a.	
3. Asses	sor's Recommended Value: \$132,351	
Petitio	oner's Requested Value: \$64,509	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 3; the Assessor's reduction of -50% for utilities is not sufficient; and the parcel was rough graded.

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

a. Adata from sales of comparable properties which sold during the applicable time period; and /or		
b. valuation using the cost approach; and/or		
 c. □ a valuation using the income approach; and/or d. ☒ other By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present worth discounting to the parcels in Block 3 using a base value of \$10 per square foot, a six-year sell-out period, and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in Block 3; the value of one parcel within Block 3 fell below raw land value but this was erroneous. 		
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:		
Classification: Vacant Land		
Total Actual Value: \$132,351		
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate.		
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 August 16, 2018 Date		
Abatement Log No. 201800170		

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Imperial Locust LLC	Agent: Brenda Fearn
Property Add	ress: 5940-5950 Promenade Pkwy	Abatement Number: 201800171
Assessor's Ori	ginal Value: \$1,431,817 for tax year 20	16
Hearir	ng Date: August 16, 2018	Hearing Time: 2:00 p.m.
1. The Dou	glas County Assessor was represented	at the hearing by Chris Morley and Rob Moffitt
2. The Petit	ioner was: a.	
3. Assess	sor's Recommended Value: \$1,431,817	7
Petitic	oner's Requested Value: \$916,363	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 4; the Assessor's reduction of -50% for utilities is not sufficient; and these parcels were rough graded.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 a. \(\text{\text{\text{\text{data} from sales of comparable properties which sold during the applicable time period; and /or } \) b. \(\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Vacant Land
Total Actual Value: \$1,431,817
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate.
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:

August 16, 2018 Date

Abatement Log No. 201800171

s/ Karen Smith

Name

DOUGLAS COUNTY ABÀTEMENT HEARING REFEREE WORKSHEET

Petitioner: Gamble Oak LLC Agent: Brenda Fearn Property Address: Lot 5A, Blk 4 Abatement Number: 201800174 Assessor's Original Value: \$148,135 Hearing Date: Hearing Time: 2:00 p.m. August 16, 2018 The Douglas County Assessor was represented at the hearing by Chris Morley and Rob Moffitt. 1. The Petitioner was: present not present $\hfill \square$ present/represented by Click here to enter text. ⊠not present/represented by Brenda Fearn 3. Assessor's Recommended Value: \$148,135 Petitioner's Requested Value: \$73,153

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 4; the Assessor's reduction of -50% for utilities is not sufficient; and these parcels were rough graded.

5.	The A	ssessor presented the following testimony and documents in support of the Assessor's position:
	a.	Adata from sales of comparable properties which sold during the applicable time period; and /or
	b.	Uvaluation using the cost approach; and/or
	c.	☐a valuation using the income approach; and/or
	d.	Sother By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present worth discounting to the parcels in Block 4 using a base value of \$10 per square foot, a six-year sell-out period, and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in Block 4 and further adjusted to reflect the appropriate "spread value" resulting from these parcels having been re-platted during the tax year.
		EREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND VALUE OF THE PROPERTY ARE:
Class	sificatio	on: Vacant Land
Tota	l Actua	d Value: \$148,15
Reas Beca	ons are	e as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. parcels had earthwork completed and were platted, present worth discounting is appropriate.
IT IS	STHE	REFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Reco		a. Approved and the value of the subject property is reduced as set forth in the Findings and dations herein
	1	o. Approved in part as set forth in the Findings and Recommendations herein
	(c. 🛮 Denied after abatement hearing
	(d. Administrative Denial is Granted

August 16, 2018 Date

Abatement Log No. 201800174

REFEREE:

s/ Karen Smith

Name

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Greenspire Linden LLC	Agent: Brenda Fearn
Property Addre	ess: Lot 5A-2, Blk 4	Abatement Number: 201800175
Assessor's Orig	ginal Value: \$154,457	
Hearin	g Date: August 16, 2018	Hearing Time: 2:00 p.m.
1. The Doug	glas County Assessor was represented a	at the hearing by Chris Morley and Rob Moffitt.
2. The Petiti	oner was: a. present b. not present c. present/represented by Clic d. not present/represented by Br	
3. Assesse	or's Recommended Value: \$154,457	
Petition	ner's Requested Value: \$76,275	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 4; the Assessor's reduction of -50% for utilities is not sufficient; and these parcels were rough graded.

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

5.

 a. \(\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\t
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Vacant Land
Total Actual Value: \$154,457
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate.
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 August 18, 2018 Name Date
Abatement Log No. 201800175

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Gayfeather LL0	3	Agent: Brenda Fearn
Property Address: Lot 5A-3,	Blk 4	Abatement Number: 201800176
Assessor's Original Value: \$18	7,314	
Hearing Date: Augu	st 16, 2018	Hearing Time: 2:00 p.m.
1. The Douglas County Asse	essor was represented	at the hearing by Chris Morley and Rob Moffitt.
_	esent	ck here to enter text. Brenda Fearn
3. Assessor's Recommend	ded Value: \$187,314	
Petitioner's Requested	Value: \$92,501	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 4; the Assessor's reduction of -50% for utilities is not sufficient; and these parcels were rough graded.

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

 a. \(\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\t
having been re-platted during the tax year. THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND
ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Vacant Land
Total Actual Value: \$187,314
Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. Because the parcels had earthwork completed and were platted, present worth discounting is appropriate.
IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. DApproved 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. A Denied after abatement hearing
d. Administrative Denial is Granted
REFEREE:
S/ Karen Smith August 16, 2018 Date
Abatement Log No. 201800176

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Globe Amaranth LLC Agent: Brenda Fearn Property Address: Lot 5A-4, Blk 4 Abatement Number: 201800177 Assessor's Original Value: \$138,876 Hearing Date: August 16, 2018 Hearing Time: 2:00 p.m. The Douglas County Assessor was represented at the hearing by Chris Morley and Rob Moffitt. 2. The Petitioner was: □ present a. not present $\hfill\Box$ present/represented by Click here to enter text. ⊠not present/represented by Brenda Fearn 3. Assessor's Recommended Value: \$138,876 Petitioner's Requested Value: \$68,581

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 4; the Assessor's reduction of -50% for utilities is not sufficient; and these parcels were rough graded.

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

Abatemen	nt Log No. 201800177			
s/ Karen Sm Name	mith August 16, 2018 Date			
REFEREE	Ε:			
•	u. L. Rummstrative Demai is Chained			
	d. Administrative Denial is Granted			
	c. \(\sum \) Denied after abatement hearing			
1	b. Approved in part as set forth in the Findings and Recommendations herein			
	a. Approved and the value of the subject property is reduced as set forth in the Findings and indations herein			
IT IS THE	EREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:			
	te as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value. The parcels had earthwork completed and were platted, present worth discounting is appropriate.			
Total Actua	nal Value: \$138,876			
Classification	ion: Vacant Land			
	FEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND VALUE OF THE PROPERTY ARE:			
	per square foot, a six-year sell-out period, and a 14% discount rate. The resultant value was then reduced by attributes for each parcel in Block 4 and further adjusted to reflect the appropriate "spread value" resulting from these parcels having been re-platted during the tax year.			
d.	Sother Click here to enter text. By 1/1/16, the parcels had earthwork completed and were platted. Assessor applied present worth discounting to the parcels in Block 4 using a base value of \$100 miles of \$100 mile			
C.	□ a valuation using the income approach; and/or			
b.	Uvaluation using the cost approach; and/or			
a.	⊠data from sales of comparable properties which sold during the applicable time period; and /or			

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Goldenrain Tree LLC	Agent: Brenda Fearn
Property Address: Lot 5A-5, Blk 4	Abatement Number: 201800178
Assessor's Original Value: \$137,634	
Hearing Date: August 16, 2018	Hearing Time: 2:00 p.m.
1. The Douglas County Assessor was represented	ed at the hearing by Chris Morley and Rob Moffitt.
2. The Petitioner was:	
a. \square present	
b. \square not present	
c. \square present/represented by \square	lick here to emter text.
d. \(\sime\) not present/represented by	Brenda Fearn
3. Assessor's Recommended Value: \$137,63	4
Petitioner's Requested Value: \$67,968	

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative testified that: Promenade Blocks 1, 2, 3 and 4 comprise approximately 81 acres of vacant land; as of 1/1/16, preliminary earthwork had been completed; the 2016 actual value should reflect a raw land value of \$12,000 per acre or \$.28 per square foot, as utilized by the Assessor in the valuation of other raw land parcels within Promenade at Castle Rock for 2015; an additional \$1.00 per square foot for the estimated cost of earthwork performed as of 1/1/16 should be added to the \$.28 per square foot. Petitioner's representative further testified that: the subject parcel is located in Block 4; the Assessor's reduction of -50% for utilities is not sufficient; and these parcels were rough graded.

5. The <i>I</i>	Assessor pro	esented the following testim	ony and documents in support of the Assessor's position:
	□valuati □a valua □ other l worth dis period, as Block 4 a having be	on using the cost approach tion using the income approach By 1/1/16, the parcels had scounting to the parcels in Ind a 14% discount rate. The and further adjusted to refleten re-platted during the tax	oach; and/or earthwork completed and were platted. Assessor applied present Block 4 using a base value of \$10 per square foot, a six-year sell-out e resultant value was then reduced by attributes for each parcel in ct the appropriate "spread value" resulting from these parcels x year. NDS THAT THE PROPER CLASSIFICATION AND
ACTUAL Classificati		OF THE PROPERTY AF Vacant Land	lE:
Total Actu		\$137,634	
Because th	re as follows	s: Assessor's evidence of va ad earthwork completed an	lue was more persuasive than Petitioner's evidence of value. d were platted, present worth discounting is appropriate Chick
IT IS THE	EREFORE	RECOMMENDED that f	or the above-stated reasons, the Petition for Abatement is:
Recomme	a. □Appr ndations he		ubject property is reduced as set forth in the Findings and
	b. П Арр	proved in part as set forth is	the Findings and Recommendations herein
	c. 🛭 Der	nied after abatement hearin	g
	d. 🗆 Adr	ninistrative Denial is Grant	ed
REFERE	E:		
s/ <i>Karen S.</i> Name	mith		August 16, 2018 Date
Abatemer	nt Log No.	201800178	

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Metzler Plaza LLC	Agent: Todd J. Stevens
Property Addr	ress: 323 Metzler Drive	Abatement Number: 201800193
Assessor's Ori	ginal Value: \$3,797,840 for tax year 20	17
Hearin	g Date: August 16, 2018	Hearing Time: 11:30 a.m.
1. The Dou	glas County Assessor was represented a	at the hearing by Chris Morley.
2. The Petit	ioner was: a. present b. not present c. present/represented by Clic d. not present/represented by To	k here to enter text. odd Stevens, who also was not present.
3. Assess	or's Recommended Value: \$3,797,840	
Petitio	ner's Requested Value: \$3,500,000	
representative	submitted a Limited Summary Consult supported by two leases within the sub	d documents in support of the claim: Petitioner's ing Assignment report containing an income pro forma with ject property and two third-party lease comparables; and three

5. The A	ssessor pro	sented the following testimony and documents in support of the Assessor's position:
a. b.		om sales of comparable properties which sold during the applicable time period; and /or on using the cost approach; and/or
c.		tion using the income approach; and/or
d.	⊠other vacancy actual in	Petitioner's comparable sales included one that is a Section 1031 sale, one that has chronic ssues, and one that was 70% core and shell at the time of sale. Petitioner needs to submit some and expense data. Petitioner's third-party lease comparables include one that supports sor's rental rate and one, with a rental rate of \$14, that is a commercial condominium.
		NDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Classificatio	on:	Commercial
Total Actua	al Value:	\$3,797,840
Reasons ar	e as follow	s: Assessor's evidence of value was more persuasive than Petitioner's evidence of value.
IT IS THE	REFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Recommen	a. □Appr idations he	oved and the value of the subject property is reduced as set forth in the Findings and rein
	b. 🗆 Ар <u>г</u>	proved in part as set forth in the Findings and Recommendations herein
,	c. 🛭 De	nied after abatement hearing
,	d. 🗆 Adı	ninistrative Denial is Granted
REFEREE	<u>:</u>	
s/ Karen Sm	iith	August 16, 2018

Abatement Log No. 201800193

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Agent:

Petitioner: Adria L. Stein

Property Address:	4457 Old Gate Road	Abatement Number: 201800199
Assessor's Original	Value: \$732,498 for tax year 2017	7
Hearing Da	ite: August 16, 2018	Hearing Time: 11:30 a.m.
1. The Douglas (County Assessor was represented a	ut the hearing by Wes Wade.
2. The Petitioner a. b. c. d.	was: present not present present/represented by Clic not present/represented by Clic	
3. Assessor's I	Recommended Value: \$732,498	
Petitioner's	Requested Value: \$647,841	
letter dated 3/12/1	8 that the subject property was val d that are for sale are increasingly	d documents in support of the claim: Petitioner stated in a lued at \$647,841 for 2016; the subject needs upgrading; homes on the market for longer periods of time, even for 2+ years;

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 which sold during the applicable time period; and /or on using the cost approach; and/or tion using the income approach; and/or Click here to enter text.
	NDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND F THE PROPERTY ARE:
Classification:	Residential
Total Actual Value:	\$732,498
Reasons are as follows value.	:: Assessor's comparable sales bracket and support the Assessor's determination of actual
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. Appro Recommendations here	oved and the value of the subject property is reduced as set forth in the Findings and
b. 🗆 App	roved in part as set forth in the Findings and Recommendations herein
c. 🛭 Der	nied after abatement hearing
d. 🗆 Adn	ninistrative Denial is Granted
REFEREE:	
s/ Karen Smith Name	August 16, 2018 Date
Abatement Log No.	201800199

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	212 Wilcox LLC	Agent: Steve Evans
Property Addr	ess: 212 Wilcox Street	Abatement Number: 201800200
Assessor's Orig	ginal Value: \$1,578,960 for tax year 20	17
Hearin	g Date: August 16, 2018	Hearing Time: 11:30 a.m.
1. The Doug	glas County Assessor was represented a	at the hearing by Chris Morley.
2. The Petiti	 a.	k here to enter text. eve Evans, who also was not present.
3. Assesso	or's Recommended Value: \$1,578,960	
Petition	ner's Requested Value: \$1,175,040	
4. Petitioner administrative	presented the following testimony and denial.	l documents in support of the claim: Petitioner requested an

5.	The A	ssessor presented the following testimony and documents in support of the Assessor's position:
	a. b. c. d.	☐ data from sales of comparable properties which sold during the applicable time period; and /o ☐ valuation using the cost approach; and/or ☐ a valuation using the income approach; and/or ☐ other Petitioner requested an administrative denial.
		TEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND VALUE OF THE PROPERTY ARE:
Clas	ssificatio	on: Commercial
Tot	al Actua	al Value: \$1,578,960
Rea	sons ar	e as follows: Petitioner requested an administrative denial.
IT I	STHE	REFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Rec	ommen	a. Approved and the value of the subject property is reduced as set forth in the Findings and dations herein
	1	b. Approved in part as set forth in the Findings and Recommendations herein
	(c. Denied after abatement hearing
	(d. 🛮 Administrative Denial is Granted
REI	FEREE	:
s/ k Nar	K <i>aren Sm</i> ne	nith August 16, 2018 Date

Abatement Log No. 201800200

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: SI	HI II Lone Tree LLC	Agent: Joe Monzon		
Property Address	: 10100 Commons Street	Abatement Number: 201800201		
Assessor's Original Value: \$25,760,000 for tax year 2017				
Hearing I	Date: August 16, 2018	Hearing Time: 1:00 p.m.		
1. The Douglas	s County Assessor was represented a	at the hearing by Felice Entratter.		
2. The Petition a. b. c. d.	□ present□ not present□ present/represented by Clic	k here to enter text. e Monzon, who also was not present.		
3. Assessor's Recommended Value: \$25,760,000				
Petitioner	s Requested Value: \$15.500,000			
4. Petitioner pradministrative de		l documents in support of the claim: Petitioner requested an		

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 a. □data from sales of comparable properties which sold during the applicable time period; and /o b. □valuation using the cost approach; and/or c. □a valuation using the income approach; and/or d. ⊠other Petitioner requested an administrative denial.
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Residential
Total Actual Value: \$25,760,000
Reasons are as follows: Petitioner requested an administrative denial.
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 August 16, 2018 Date
Abatement Log No. 201800201

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Peti	er J. & Kelly L. Reljanovic	Agent:	
Property Address:	11810 Spruce Mountain Road	Abatement Number:	201800208
Assessor's Original	Value: \$658,297 for tax year 2017		
Hearing Da	te: August 16, 2018	Hearing Time: 1:00 p.m.	
1. The Douglas (County Assessor was represented at	t the hearing by Marty Wilson.	
2. The Petitioner a. b. c. d.	was: present not present present/represented by Click not present/represented by Click		
3. Assessor's I	Recommended Value: \$658,297		
Petitioner's	Requested Value: No value state	d.	
Petition for Abaten	ented the following testimony and nent or Refund of Taxes that the va tent value from 2016 to 2017/2018	due appears high and there wa	claim: Petitioner stated on his as a 30% increase in

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

Abatement Log No.	201800208			
s/ Karen Smith Name	August 16, 2018 Date			
REFEREE:				
d. ∐ Adı	ninistrative Denial is Granted			
_	nied after abatement hearing			
_				
b. 🗆 App	proved in part as set forth in the Findings and Recommendations herein			
a. □Appr Recommendations he	oved and the value of the subject property is reduced as set forth in the Findings and			
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:			
Reasons are as follow	s: Comparable sales bracket and support the Assessor's determination of actual value.			
Total Actual Value:	\$658,297			
Classification:	Residential			
	INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:			
	Petitioner has 23 acres classified as agricultural. Subject house was built in 2015, which is an the comparable sales.			
	☐a valuation using the income approach; and/or			
	_			
a. 🛮 data fr	om sales of comparable properties which sold during the applicable time period; and /or			

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Agent:

Petitioner:

Michael W. & Alissa N. Quirk

Property Address:	5381 Canyon View Drive	Abatement Number: 201800244
Assessor's Original	Value: \$322,662 for tax year 2017	,
Hearing Da	ite: August 16, 2018	Hearing Time: 1:00 p.m.
1. The Douglas	County Assessor was represented a	at the hearing by Janell Bishop.
2. The Petitioner a. b. c. d.	was: present not present present/represented by Clic not present/represented by Clic	
3. Assessor's l	Recommended Value: \$322,662	
Petitioner's	Requested Value: \$215,085	
	nent or Refund of Taxes that his p	d documents in support of the claim: Petitioner stated on his roperty tax increased 50% in one year, and the 0.05 acres of

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

5.

b. □valuati c. □a valua d. ⊠other substanti THE REFEREE F	om sales of comparable properties which sold during the applicable time period; and /or ion using the cost approach; and/or ation using the income approach; and/or Subject is a townhome that backs to a greenbelt. Townhomes have increased in value fally, more than other types of residential property. INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND
	OF THE PROPERTY ARE:
Classification:	Residential
Total Actual Value:	\$322,662
Reasons are as follow	s: Comparable sales bracket and support the Assessor's determination of actual value.
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 crein
b. 🗆 Ар <u>г</u>	proved in part as set forth in the Findings and Recommendations herein
c. 🛭 De	nied after abatement hearing
d. 🗆 Adı	ministrative Denial is Granted
REFEREE:	
s/ Karen Smith Name	August 16, 2018 Date
Abatement Log No.	. 201800244