

**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 Exhibit A, 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 Exhibit B, attached hereto and incorporated herein.
3. Having reviewed the recommendations of Referee Smith, as set forth in Exhibit B, 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**

BY: Lora L. Thomas
LORA L. THOMAS, Chair

ATTEST: Emily Wrenn
EMILY WRENN, Clerk to the Board

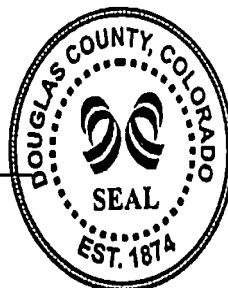


EXHIBIT A

**DOUGLAS COUNTY
ABATEMENT APPEALS PETITIONERS**

Abatement Hearings Held August 16, 2018

<u>Abatement No(s).</u>	<u>Petitioner(s)</u>
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

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Gault Capital Partners LLC

Agent: David Johnson

Property Address: 9843 Titan Court

Abatement Number: 201800033 & 201800034

Assessor's Original Value: \$1,266,743 for tax years 2015 & 2016

Hearing Date: August 16, 2018

Hearing Time: 9:00 a.m.

1. The Douglas County Assessor was represented at the 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. Assessor's Recommended Value: \$1,266,743

Petitioner's Requested Value: \$862,000

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 building is a storage warehouse built in 1983; the square footage needs to be confirmed.

EXHIBIT B

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
- b. ☐ valuation using the cost approach; and/or
- c. ☒ a valuation using the income approach; and/or
- d. ☐ other [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
Name

August 16, 2018
Date

Abatement Log No. 201800033 & 201800034

EXHIBIT B

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

Hearing Time: 9:00 a.m.

1. The Douglas County Assessor was represented at the 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. 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.

EXHIBIT B

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
- b. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☐ other [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: \$1,313,760

Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

- a. ☐ Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. ☐ Approved in part as set forth in the Findings and Recommendations herein
- c. ☒ Denied after abatement hearing
- d. ☐ Administrative Denial is Granted

REFEREE:

s/ Karen Smith
Name

August 16, 2018
Date

Abatement Log No. 201800039 & 201800040

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Warren D. Rich & Sheryl T. Rich

Agent: David Johnson

Property Address: 123 E. Plum Creek Parkway

Abatement Number: 201800041 & 201800042

Assessor's Original Value: \$893,550 for tax years 2015 & 2016

Hearing Date: August 16, 2018

Hearing Time: 9:00 a.m.

1. The Douglas County Assessor was represented at the 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. Assessor's Recommended Value: \$893,550

Petitioner's Requested Value: \$660,000

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.

EXHIBIT B

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
 - b. ☐ valuation using the cost approach; and/or
 - c. ☐ a valuation using the income approach; and/or
 - d. ☐ other [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: \$893,550

Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

- a. ☐ Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. ☐ Approved in part as set forth in the Findings and Recommendations herein
- c. ☒ Denied after abatement hearing
- d. ☐ Administrative Denial is Granted

REFEREE:

s/ Karen Smith
Name

August 16, 2018
Date

Abatement Log No. 201800041 & 201800042

EXHIBIT B

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 2015 & 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. ☐ present/represented by [Click here to enter text.](#)
 - d. ☒ not present/represented by David 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.

EXHIBIT B

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
- b. ☐ valuation using the cost approach; and/or
- c. ☒ a valuation using the income approach; and/or
- d. ☒ other 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:

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 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. 201800043 & 201800044

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Kathy and Johnny Inc.

Agent: David Johnson

Property Address: 18951 East Mainstreet

Abatement Number: 201800045 & 201800046

Assessor's Original Value: \$2,215,500 for tax years 2015 & 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. ☐ present/represented by [Click here to enter text.](#)
 - d. ☒ not present/represented by David 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.

EXHIBIT B

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
 - b. ☐ valuation using the cost approach; and/or
 - c. ☐ a valuation using the income approach; and/or
 - d. ☒ other This center has always struggled; actual income and expense data is necessary so that a lease-up analysis can be performed.

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

Classification: Commercial

Total Actual Value: \$2,215,500

Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

- a. ☐ Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. ☐ Approved in part as set forth in the Findings and Recommendations herein
- c. ☒ Denied after abatement hearing
- d. ☐ Administrative Denial is Granted

REFEREE:

s/ Karen Smith
Name

August 16, 2018
Date

Abatement Log No. 201800045 & 201800046

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: The Chateau In Castle Rock LLC

Agent: David Johnson

Property Address: 850 West Happy Canyon Road

Abatement Number: 201800049 & 201800050

Assessor's Original Value: \$969,870 for tax years 2015 & 2016

Hearing Date: August 16, 2018

Hearing Time: 9:00 a.m.

1. The Douglas County Assessor was represented at the 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. Assessor's Recommended Value: \$969,870

Petitioner'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.

EXHIBIT B

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
- b. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☒ 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 of 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

Name

August 16, 2018

Date

Abatement Log No. 201800049 & 201800050

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Roper LLC

Agent: David Johnson

Property 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.

1. The Douglas County Assessor was represented at the hearing by Rob Moffit.

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: \$834,240

Petitioner's Requested Value: \$674,000

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, two lease comparables, and four comparable sales. Petitioner's representative testified that the subject property is a 2001 one-story office building owner occupied by Roper Insurance.

EXHIBIT B

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
 - b. ☐ valuation using the cost approach; and/or
 - c. ☐ a valuation using the income approach; and/or
 - d. ☒ other Subject is an office condominium; the subject property sold for \$829,600 on 12/28/12 for \$829,600.

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

Classification: Commercial

Total Actual Value: \$834,240

Reasons are as follows: The sale of the subject property within the base period for \$829,600 supports the Assessor's determination of actual value.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

- a. ☐ Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. ☐ Approved in part as set forth in the Findings and Recommendations herein
- c. ☒ Denied after abatement hearing
- d. ☐ Administrative Denial is Granted

REFEREE:

s/ Karen Smith
Name

August 16, 2018
Date

Abatement Log No. 201800051 & 201800052

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Dave & Christine Strang

Agent:

Property Address: 263 South Larkspur Drive

Abatement Number: 201800108

Assessor's Original Value: \$474,967 for tax year 2017

Hearing Date: August 16, 2018

Hearing Time: 10:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Becky Fisher.

2. The Petitioner was:

a. ☐ present

b. ☒ not present

c. ☐ present/represented by [Click here to enter text.](#)

d. ☐ not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$450,000 for tax year 2017

Petitioner's Requested Value: \$341,000

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner stated on her Petition for Abatement or Refund of Taxes that the basement was not finished although plumbing was stubbed in. Petitioner submitted three equalization comparables located on the same street as the subject property.

EXHIBIT B

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
 - b. ☐ valuation using the cost approach; and/or
 - c. ☐ a valuation using the income approach; and/or
 - d. ☒ other Basement finish and a patio have been removed. Subject is a brand-new house built in 2016 but located in an old neighborhood.

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 basement finish and lack of a patio. Comparable sales bracket and support the Assessor's recommended actual value.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

- a. ☐ Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. ☒ Approved in part as set forth in the Findings and Recommendations herein
- c. ☐ Denied after abatement hearing
- d. ☐ Administrative Denial is Granted

REFEREE:

s/ Karen Smith
Name

August 16, 2018
Date

Abatement Log No. 201800108

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Russell Starrett

Agent:

Property Address: 1360 N. Monument Drive

Abatement Number: 201800124

Assessor's Original Value: \$293,634 for tax year 2017

Hearing Date: August 16, 2018

Hearing Time: 10:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Adam Ortenburger.

2. The Petitioner was:

- a. ☐ present
- b. ☒ not present
- c. ☐ present/represented by [Click here to enter text.](#)
- d. ☐ not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$293,634

Petitioner's Requested Value: \$265,500

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner submitted a Comparative Market Analysis containing four comparable sales.

EXHIBIT B

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
 - b. ☐ valuation using the cost approach; and/or
 - c. ☐ a valuation using the income approach; and/or
 - d. ☒ other Subject property sold on 11/6/15 for \$292,500.

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

Classification: Residential

Total Actual Value: \$293,634

Reasons are as follows: Comparable sales, including the sale of the subject property, 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. ☐ 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. 201800124

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Sundaram Kalyan

Agent:

Property Address: 326 Maplehurst Pt.

Abatement Number: 201800148

Assessor's Original Value: \$935,000 for tax year 2017

Hearing Date: August 16, 2018

Hearing Time: 11:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Peggy Kruml.
2. The Petitioner was:
 - a. ☐ present
 - b. ☒ not present
 - c. ☐ present/represented by [Click here to enter text.](#)
 - d. ☐ not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$935,000

Petitioner's Requested Value: \$806,850

4. Petitioner presented the following testimony and documents 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.

EXHIBIT B

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
- b. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☒ other 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. ☐ 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. 201800148

EXHIBIT B

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.

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: \$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.

EXHIBIT B

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
- b. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☒ other Subject parcel is located in a filing eligible for present worth discounting, which had been applied to all other parcels in the filing. When present worth discounting is applied to the subject parcel, the resultant value of \$1.94 per square foot is lower than the raw land value for the area of \$2.00 per square foot. Consequently, the recommended new actual value is \$2.00 per square foot.

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

Classification: Vacant land

Total Actual Value: \$1,223,008

Reasons are as follows: The subject parcel was eligible for present worth discounting in 2016. Because the application of present worth discounting results in a value lower than the raw land value for the area, the actual value of the subject parcel should be reduced to the raw land value for the area of \$2.00 per square foot.

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. 201800152

EXHIBIT B

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

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: \$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.

EXHIBIT B

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
- 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 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: \$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 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. 201800154

EXHIBIT B

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.

1. The Douglas County Assessor was represented at the hearing by Chris Morley.

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: \$106,240

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.

EXHIBIT B

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
 - b. ☐ valuation using the cost approach; and/or
 - c. ☐ a valuation using the income approach; and/or
 - d. ☐ other [Click here to enter text.](#)

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

Classification: Vacant land

Total Actual Value: \$106,240

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. 201800155

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Austrian Pine LLC

Agent: Brenda Fearn

Property Address: 6366 Promenade Pkwy.

Abatement Number: 201800156

Assessor's Original Value: \$216,726

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: \$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.

EXHIBIT B

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
- 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 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: \$216,726

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. 201800156

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Autumn Brilliance LLC

Agent: Brenda Fearn

Property Address: 6370 Promenade Pkwy.

Abatement Number: 201800157

Assessor's Original Value: \$174,103

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: \$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.

EXHIBIT B

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
 - b. ☐ valuation using the cost approach; and/or
 - c. ☐ a valuation using the income approach; and/or
 - d. ☒ other y 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: \$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
Name

August 16, 2018
Date

Abatement Log No. 201800157

EXHIBIT B

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.

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: \$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.

EXHIBIT B

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
- 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 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

REFEREE:

s/ Karen Smith
Name

August 16, 2018
Date

Abatement Log No. 201800158

EXHIBIT B

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.

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: \$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.

EXHIBIT B

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
 - 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 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. ☒ Denied after abatement hearing
- d. ☐ Administrative Denial is Granted

REFEREE:

s/ Karen Smith
Name

August 16, 2018
Date

Abatement Log No. 201800159

EXHIBIT B

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.

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: \$144,684

Petitioner's Requested Value: \$70,644

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.

EXHIBIT B

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
- 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 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: \$144,684

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. 201800160

EXHIBIT B

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.

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: \$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.

EXHIBIT B

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
- 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 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
Name

August 16, 2018
Date

Abatement Log No. 201800161

EXHIBIT B

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.

EXHIBIT B

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
- 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 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: \$207,491

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. 201800162

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

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.

EXHIBIT B

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
- 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 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
Name

August 16, 2018
Date

Abatement Log No. 201800163

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Buffalo Juniper LLC

Agent: Brenda Fearn

Property Address: Pt. Lot 1A, Blk 2

Abatement Number: 201800164

Assessor's Original Value: \$103,003

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: \$103,003

Petitioner's Requested Value: \$50,293

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.

EXHIBIT B

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
- 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 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: \$103,003

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. 201800164

EXHIBIT B

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.

- 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: \$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.

EXHIBIT B

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
- 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 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: \$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.

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. 201800165

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Black Mondo Grass LLC

Agent: Brenda Fearn

Property Address: Pt. Lot 1A, Blk 2

Abatement Number: 201800166

Assessor's Original Value: \$131,552

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: \$131,552

Petitioner'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.

EXHIBIT B

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
 - 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 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: \$131,552

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. 201800166

EXHIBIT B

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.

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: \$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.

EXHIBIT B

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
- 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

REFEREE:

s/ Karen Smith
Name

August 16, 2018
Date

Abatement Log No. 201800167

EXHIBIT B

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.

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: \$651,658

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.](#)

EXHIBIT B

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
- 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: \$651,658

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. 201800168

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Common Purple Lilac

Agent: Brenda Fearn

Property Address: Pt. Lot 2A, Blk 3

Abatement Number: 201800169

Assessor's Original Value: \$228,388

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: \$228,388

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.

EXHIBIT B

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
 - 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: \$228,388

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. 201800169

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

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.

EXHIBIT B

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
- 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

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Imperial Locust LLC

Agent: Brenda Fearn

Property Address: 5940-5950 Promenade Pkwy

Abatement Number: 201800171

Assessor's Original Value: \$1,431,817 for tax year 2016

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: \$1,431,817

Petitioner'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.

EXHIBIT B

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
- 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 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.

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:

s/ Karen Smith
Name

August 16, 2018
Date

Abatement Log No. 201800171

EXHIBIT B

DOUGLAS COUNTY ABATEMENT 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: 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: \$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.

EXHIBIT B

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
- 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 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.

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

Classification: Vacant Land

Total Actual Value: \$148,15

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. 201800174

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Greenspire Linden LLC

Agent: Brenda Fearn

Property Address: Lot 5A-2, Blk 4

Abatement Number: 201800175

Assessor's Original Value: \$154,457

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: \$154,457

Petitioner'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.

EXHIBIT B

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
- 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 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.

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
Name

August 18, 2018
Date

Abatement Log No. 201800175

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Gayfeather LLC

Agent: Brenda Fearn

Property Address: Lot 5A-3, Blk 4

Abatement Number: 201800176

Assessor's Original Value: \$187,314

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: \$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.

EXHIBIT B

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
- 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 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.

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. ☐ 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. 201800176

EXHIBIT B

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.

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: \$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.

EXHIBIT B

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
- b. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☒ other ~~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 \$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.

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

Classification: Vacant Land

Total Actual Value: \$138,876

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
Name

August 16, 2018
Date

Abatement Log No. 201800177

EXHIBIT B

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 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: \$137,634

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.

EXHIBIT B

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
- 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 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.

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

Classification: Vacant Land

Total Actual Value: \$137,634

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. [Click here to enter text.](#)

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. 201800178

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Metzler Plaza, LLC

Agent: Todd J. Stevens

Property Address: 323 Metzler Drive

Abatement Number: 201800193

Assessor's Original Value: \$3,797,840 for tax year 2017

Hearing Date: August 16, 2018

Hearing Time: 11:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Chris Morley.
2. The Petitioner was:
 - a. ☐ present
 - b. ☐ not present
 - c. ☐ present/represented by [Click here to enter text.](#)
 - d. ☒ not present/represented by Todd Stevens, who also was not present.
3. Assessor's Recommended Value: \$3,797,840

Petitioner's Requested Value: \$3,500,000

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner's representative submitted a Limited Summary Consulting Assignment report containing an income pro forma with the rental rate supported by two leases within the subject property and two third-party lease comparables; and three comparable sales.

EXHIBIT B

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
 - b. ☐ valuation using the cost approach; and/or
 - c. ☒ a valuation using the income approach; and/or
 - d. ☒ other Petitioner's comparable sales included one that is a Section 1031 sale, one that has chronic vacancy issues, and one that was 70% core and shell at the time of sale. Petitioner needs to submit actual income and expense data. Petitioner's third-party lease comparables include one that supports the Assessor's rental rate and one, with a rental rate of \$14, that is a commercial condominium.

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

Classification: Commercial

Total Actual Value: \$3,797,840

Reasons are as follows: Assessor's evidence of value was more persuasive than Petitioner's evidence of value.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

- a. ☐ Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. ☐ Approved in part as set forth in the Findings and Recommendations herein
- c. ☒ Denied after abatement hearing
- d. ☐ Administrative Denial is Granted

REFEREE:

s/ Karen Smith
Name

August 16, 2018
Date

Abatement Log No. 201800193

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Adria L. Stein

Agent:

Property Address: 4457 Old Gate Road

Abatement Number: 201800199

Assessor's Original Value: \$732,498 for tax year 2017

Hearing Date: August 16, 2018

Hearing Time: 11:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Wes Wade.

2. The Petitioner was:

- a. ☐ present
- b. ☒ not present
- c. ☐ present/represented by [Click here to enter text.](#)
- d. ☐ not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$732,498

Petitioner's Requested Value: \$647,841

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner stated in a letter dated 3/12/18 that the subject property was valued at \$647,841 for 2016; the subject needs upgrading; homes in the neighborhood that are for sale are increasingly on the market for longer periods of time, even for 2+ years; her finances are limited.

EXHIBIT B

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
 - b. ☐ valuation using the cost approach; and/or
 - c. ☐ a valuation using the income approach; and/or
 - d. ☐ other [Click here to enter text.](#)

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

Classification: Residential

Total Actual Value: \$732,498

Reasons are as follows: Assessor’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. ☐ 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. 201800199

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: 212 Wilcox LLC

Agent: Steve Evans

Property Address: 212 Wilcox Street

Abatement Number: 201800200

Assessor's Original Value: \$1,578,960 for tax year 2017

Hearing Date: August 16, 2018

Hearing Time: 11:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Chris Morley.
2. The Petitioner was:
 - a. ☐ present
 - b. ☐ not present
 - c. ☐ present/represented by [Click here to enter text.](#)
 - d. ☒ not present/represented by Steve Evans, who also was not present.
3. Assessor's Recommended Value: \$1,578,960

Petitioner's Requested Value: \$1,175,040

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner requested an administrative denial.

EXHIBIT B

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
- 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: Commercial

Total Actual Value: \$1,578,960

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. 201800200

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: SHI 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 Date: August 16, 2018

Hearing Time: 1:00 p.m.

1. The Douglas County Assessor was represented at the hearing by Felice Entratter.
2. The Petitioner was:
 - a. ☐ present
 - b. ☐ not present
 - c. ☐ present/represented by [Click here to enter text.](#)
 - d. ☒ not present/represented by Joe Monzon, who also was not present.

3. Assessor's Recommended Value: \$25,760,000

Petitioner's Requested Value: \$15,500,000

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner requested an administrative denial.

EXHIBIT B

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
- 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

EXHIBIT B

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Peter 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 Date: August 16, 2018

Hearing Time: 1:00 p.m.

1. The Douglas County Assessor was represented at the hearing by Marty Wilson.
2. The Petitioner was:
 - a. ☐ present
 - b. ☒ not present
 - c. ☐ present/represented by [Click here to enter text.](#)
 - d. ☐ not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$658,297

Petitioner's Requested Value: No value stated.

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner stated on his Petition for Abatement or Refund of Taxes that the value appears high and there was a 30% increase in building/improvement value from 2016 to 2017/2018.

EXHIBIT B

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
- b. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☒ other Petitioner has 23 acres classified as agricultural. Subject house was built in 2015, which is newer than the comparable sales.

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

Classification: Residential

Total Actual Value: \$658,297

Reasons are as follows: 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. ☐ 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. 201800208

EXHIBIT B

**DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET**

Petitioner: Michael W. & Alissa N. Quirk Agent:
Property Address: 5381 Canyon View Drive Abatement Number: 201800244

Assessor's Original Value: \$322,662 for tax year 2017

Hearing Date: August 16, 2018 Hearing Time: 1:00 p.m.

- 1. The Douglas County Assessor was represented at the hearing by Janell Bishop.
- 2. The Petitioner was:
 - a. ☐ present
 - b. ☒ not present
 - c. ☐ present/represented by [Click here to enter text.](#)
 - d. ☐ not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$322,662

Petitioner's Requested Value: \$215,085

4. Petitioner presented the following testimony and documents in support of the claim: Petitioner stated on his Petition for Abatement or Refund of Taxes that his property tax increased 50% in one year, and the 0.05 acres of land is valued at \$25,000.

EXHIBIT B

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
- b. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☒ other Subject is a townhome that backs to a greenbelt. Townhomes have increased in value substantially, more than other types of residential property.

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

Classification: Residential

Total Actual Value: \$322,662

Reasons are as follows: 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. ☐ 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. 201800244