



August 26, 2024

Kim Lust
kim.lust@ryan.com
Ryan LLC
1999 Broadway, Suite 4100
Denver, CO 80202

Reference Log Number(s): 202400202
Account Number: R0479563
Owner: Concord Center Partners LLC
Address of Property: 8530 Concord Center Dr.

*****PLEASE NOTE*****

Your abatement hearing(s) will be held telephonically using the County's telephone conferencing program. Instructions to access the hearing will follow by separate e-mail invitation.

Dear Ms. Lust:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202400202 and is recommending adjustment of the petition for tax year 2023. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

- X I accept the Assessor's recommended reduction in value and terminate any further appeal.
- I wish to withdraw my petition without any reduction in value and end any further appeal.
- I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
- I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **September 17, 2024 at 10:30 a.m.**

Dated this 4th day of September , 2024.

Transmittal Sheet for Abatement #: 202400202

Abatement #	202400202	Staff Appraiser	RRM
Tax Year	2023	Review Appraiser	EGW
Date Received	4/18/2024	Recommendation	Adjust
Petitioner	CONCORD CENTER PARTNERS LLC	Reason	After further review, the Income Approach to value supports an adjustment.
Agent	RYAN LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$8,302,100	Assessor Final Review Value	\$8,684,800

Income and expense data provided by the petitioner's agent was given consideration, and it was determined that a partial adjustment to value is warranted, based on the income approach to value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0479563	3112	3125	\$695,719	\$0	\$695,719	27.900%	\$194,110	9.0396%	\$17,546.77
	3212	3125	\$9,074,681	\$0	\$9,074,681	27.900%	\$2,531,840	9.0396%	\$228,868.21
	Account Total:		\$9,770,400	\$0	\$9,770,400		\$2,725,950		\$246,414.98

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0479563	3112	3125	\$695,719	\$0	\$695,719	27.900%	\$194,110	9.0396%	\$17,546.77
	3212	3125	\$7,989,081	\$0	\$7,989,081	27.900%	\$2,228,950	9.0396%	\$201,488.16
	Account Total:		\$8,684,800	\$0	\$8,684,800		\$2,423,060		\$219,034.93

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0479563	\$9,770,400	\$2,725,950	\$246,414.98	\$8,684,800	\$2,423,060	\$219,034.93	\$27,380.05
Totals	\$9,770,400	\$2,725,950	\$246,414.98	\$8,684,800	\$2,423,060	\$219,034.93	\$27,380.05



August 26, 2024

Brad Matheidas
brad.matheidas@slatepts.com
Slate Property Tax Solutions
546 Silicon Dr., Suite 100
Southlake, TX 76092

A handwritten signature in blue ink, followed by the date '10/3' written in blue ink.

Reference Log Number(s): 202400228
Account Number: R0496216
Owner: CR Briscoe Investors, LLC
Address of Property: 2356 Meadows Blvd.

*****PLEASE NOTE*****

Your abatement hearing(s) will be held telephonically using the County's telephone conferencing program. Instructions to access the hearing will follow by separate e-mail invitation.

Dear Mr. Matheidas:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202400228 and is recommending adjustment of the petition for tax year 2023. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

- ☒ I accept the Assessor's recommended reduction in value and terminate any further appeal.
- ☐ I wish to withdraw my petition without any reduction in value and end any further appeal.
- ☐ I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
- ☐ I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **September 17, 2024 at 10:00 a.m.**

Dated this 26 day of August, 2024.

Transmittal Sheet for Abatement #: 202400228

Abatement #	202400228	Staff Appraiser	EGW
Tax Year	2023	Review Appraiser	SJH
Date Received	4/30/2024	Recommendation	Adjust
Petitioner	CR BRISCOE INVESTORS LLC	Reason	After further review, the Income Approach to value supports an adjustment.
Agent	SLATE PROPERTY TAX SOLUTIONS		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$8,000,000	Assessor Final Review Value	\$11,500,000

After a review of the study period income data provided and giving consideration to the operating performance of the property, the Assessor's Office has determined that an adjustment to the value of the subject property is necessary. Based on the analysis of the operating data that was provided and market income data, the Assessor's office recommends an adjustment to the actual value to \$11,500,000 for the 2023 tax year.

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Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0496216	2220	1740	\$15,892,399	(\$30,000)	\$15,862,399	27.900%	\$4,425,610	10.5245%	\$465,773.32
Account Total:			\$15,892,399	(\$30,000)	\$15,862,399		\$4,425,610		\$465,773.32

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0496216	2220	1740	\$11,500,000	(\$30,000)	\$11,470,000	27.900%	\$3,200,130	10.5245%	\$336,797.68
Account Total:			\$11,500,000	(\$30,000)	\$11,470,000		\$3,200,130		\$336,797.68

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0496216	\$15,892,399	\$4,425,610	\$465,773.32	\$11,500,000	\$3,200,130	\$336,797.68	\$128,975.64
Totals	\$15,892,399	\$4,425,610	\$465,773.32	\$11,500,000	\$3,200,130	\$336,797.68	\$128,975.64

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0496216	SB22-238 Commercial 30k Exemption	(\$30,000)



August 26, 2024

Susan Harris
susie@aaforms.com
1463 Clarkes Circle
Castle Rock, CO 80109

Reference Log Number(s): 202401426
Account Number: R0055837
Owner: Paul and Susan Harris
Address of Property: 1463 Clarkes Circle

*****PLEASE NOTE*****

Your abatement hearing(s) will be held telephonically using the County's telephone conferencing program. Instructions to access the hearing will follow by separate e-mail invitation.

Dear Ms. Harris:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202401426 and is recommending adjustment of the petition for tax year 2023. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

- X I accept the Assessor's recommended reduction in value and terminate any further appeal.
- I wish to withdraw my petition without any reduction in value and end any further appeal.
- I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
- I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **September 17, 2024 at 10:00 a.m.**

Dated this Aug day of 29, 2024.

Susan R. Harris

Transmittal Sheet for Abatement #: 202401426

Abatement #	202401426	Staff Appraiser	WWW
Tax Year	2023	Review Appraiser	BAF
Date Received	6/7/2024	Recommendation	Adjust
Petitioner	PAUL W HARRIS & SUSAN R HARRIS	Reason	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,500,000	Assessor Final Review Value	\$1,535,000

The subject is a ranch 1 story, good quality home, located in Twin Oaks subdivision of Castle Rock. Petitioner is appealing the 2023 valuation of the property and is requesting an adjustment to \$1,500,000. The Assessor is required to use valid, arms-length transactions, which occurred during the study period, to determine value for 2023, using an appraisal date of June 30, 2022. Per Colorado Revised Statutes, post appraisal date sales and current market conditions cannot be considered. Market analysis indicates a reduction to the 2023 value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0055837	1112	0151	\$590,933	\$0	\$590,933	6.700%	\$39,590	8.5125%	\$3,370.10
	1212	0151	\$1,239,415	(\$55,000)	\$1,184,415	6.700%	\$79,360	8.5125%	\$6,755.52
	1279	0151	\$12,321	\$0	\$12,321	6.700%	\$830	8.5125%	\$70.65
	Account Total:		\$1,842,669	(\$55,000)	\$1,787,669		\$119,780		\$10,196.27

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0055837	1112	0151	\$590,933	\$0	\$590,933	6.700%	\$39,590	8.5125%	\$3,370.10
	1212	0151	\$931,746	(\$55,000)	\$876,746	6.700%	\$58,740	8.5125%	\$5,000.24
	1279	0151	\$12,321	\$0	\$12,321	6.700%	\$830	8.5125%	\$70.65
	Account Total:		\$1,535,000	(\$55,000)	\$1,480,000		\$99,160		\$8,440.99

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0055837	\$1,842,669	\$119,780	\$10,196.27	\$1,535,000	\$99,160	\$8,440.99	\$1,755.28
Totals	\$1,842,669	\$119,780	\$10,196.27	\$1,535,000	\$99,160	\$8,440.99	\$1,755.28

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0055837	SB-001 Residential 55k Exemption	(\$55,000)

Final Refund Amounts with Property Tax Relief Rebate Adjustments

* If the tax rebate fields are blank that means there was no rebate check issued for that account

Account #	Original Total Taxes	Final Total Taxes	Tax Refund Amount	Tax Rebate Original	Tax Rebate Final	Tax Rebate Adjustment	Final Refund Amount
R0055837	\$10,196.27	\$8,440.99	\$1,755.28	\$440.67	\$364.81	(\$75.86)	\$1,679.42
Totals	\$10,196.27	\$8,440.99	\$1,755.28	\$440.67	\$364.81	(\$75.86)	\$1,679.42