



February 20, 2025

Hak Choy  
hak.trio@aol.com  
8399 Stonecrest Way  
Highlands Ranch, CO 80129

Reference Log Number(s): 202500011  
Account Number: R0037225  
Owner: Choy Living Trust  
Address of Property: 608 Quarry Rd.

**\*\*\*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 Choy Living Trust:

The Douglas County Assessor’s Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202500011 and is recommending adjustment of the petition for tax year 2024. 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 **March 19, 2025 at 10:00 a.m.**

Dated this 24th day of Feburary, 2025.

202500011-2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date Received (Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 01/13/2025 (Month Day Year)

Received

JAN 13 2025 Douglas County Assessor's Office

Petitioner's Name: Hak Choy - Choy Living Trust
Petitioner's Mailing Address: 8399 Stonecrest Way Highlands Ranch, CO 80129

Table with 2 columns: SCHEDULE OR PARCEL NUMBER(S) and PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY. Includes handwritten entry R0037225.

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 24 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

This Property should be assessed as a residential building not a vacant lot.

Petitioner's estimate of value: \$ (2024) Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature (Handwritten signature)

Daytime Phone Number (815) 825-7521 Email hak.trio@aol.com

By Agent's Signature\*

Daytime Phone Number ( )

Printed Name:

Email

\*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation (For Assessor's Use Only). Table with columns: Tax Year, Actual, Value Adjustment, Adjusted Actual, Assessment Rate, Assessed Value, Mill Levy, Tax. Includes checkboxes for approval and denial reasons.

Assessor's or Deputy Assessor's Signature

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**

*(Section III or Section IV must be completed)*

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**  
(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original	_____	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

\_\_\_\_\_  
Petitioner's Signature Date

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature Date

**Section IV: Decision of the County Commissioners**  
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_/\_\_\_\_/\_\_\_\_, at which meeting there were present the following members:  
Month Day Year

\_\_\_\_\_

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ Name *(being present--not present)* and Petitioner \_\_\_\_\_ Name *(being present--not present)*, and WHEREAS, the said County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board *(agrees--does not agree)* with the recommendation of the Assessor, and that the petition be *(approved--approved in part--denied)* with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

\_\_\_\_\_  
Chairperson of the Board of County Commissioners' Signature

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of said County this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Month Year

\_\_\_\_\_  
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**  
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

Approved  Approved in part \$ \_\_\_\_\_  Denied for the following reason(s): \_\_\_\_\_

\_\_\_\_\_  
Secretary's Signature

\_\_\_\_\_  
Property Tax Administrator's Signature

\_\_\_\_\_  
Date

## Brenda Davis

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**From:** Becky Ann Fischer  
**Sent:** Monday, January 13, 2025 9:19 AM  
**To:** Brenda Davis  
**Subject:** FW: Property Tax Assessment: Abatement for 608 Quarry RD  
**Attachments:** 608 Quarry Rd , Abatements.pdf

Good morning,

Please see attached abatement.

*Becky Fischer*

Residential Appraisal Supervisor  
303.814.4376



**From:** Hak Choy <hak.trio@aol.com>  
**Sent:** Monday, January 13, 2025 9:10 AM  
**To:** Becky Ann Fischer <bfischer@douglas.co.us>  
**Subject:** Property Tax Assessment: Abatement for 608 Quarry RD

Hello Becky

It was great to talk to you and thank you for your very helpful guidance  
See attached signed Abatement form

Thanks again

Hak Choy,  
817-8785-7521  
[Hak.trio@aol.com](mailto:Hak.trio@aol.com)

# Transmittal Sheet for Abatement #: 202500011

Abatement #	202500011	Staff Appraiser	RCS
Tax Year	2024	Review Appraiser	BAF
Date Received	1/13/2025	Recommendation	Adjust
Petitioner	CHOY LIVING TRUST	Reason	Your land classification has been changed to reflect the current use as of the assessment date.
Agent			
Petitioner's Request	Property Condition		
Petitioner's Requested Value		Assessor Final Review Value	\$893,815

The 5.39-acre parcel located at 608 Quarry Road, Littleton, was purchased in June 2023. All improvements were demolished in October 2023, resulting in a classification change to vacant land. The owner obtained a permit for a new residence in June 2024. Consequently, for the 2024 tax year and onward, the property has been reclassified as residential. While the property value remains unchanged, the assessment rate will decrease from 27.9% to 6.7% for the 2024 tax year.

## Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0037225	0100	3482	\$893,815	\$0	\$893,815	27.900%	\$249,370	8.6097%	\$21,470.01
<b>Account Total:</b>			<b>\$893,815</b>	<b>\$0</b>	<b>\$893,815</b>		<b>\$249,370</b>		<b>\$21,470.01</b>

## Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0037225	1112V	3482	\$893,815	\$0	\$893,815	6.700%	\$59,890	8.6097%	\$5,156.35
<b>Account Total:</b>			<b>\$893,815</b>	<b>\$0</b>	<b>\$893,815</b>		<b>\$59,890</b>		<b>\$5,156.35</b>

## 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
R0037225	\$893,815	\$249,370	\$21,470.01	\$893,815	\$59,890	\$5,156.35	\$16,313.66
<b>Totals</b>	<b>\$893,815</b>	<b>\$249,370</b>	<b>\$21,470.01</b>	<b>\$893,815</b>	<b>\$59,890</b>	<b>\$5,156.35</b>	<b>\$16,313.66</b>