Petitioner:	Jefferson Silva	Agent:	
Parcel No.:	R0428036	Abatement Number:	202500007 & 202500008
Assessor's Orig	ginal Value: \$804,548 for 2023 and 202	24	

Hearing Date: April 16, 2025 Hearing Time: 11:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Andrea Cordova

- 2. The Petitioner was:
  - a. 🗆 present
  - b. 🛛 not present
  - c.  $\Box$  present/represented by Click here to enter text.
  - d. Inot present/represented by Click here to enter text.

3. Assessor's Recommended Value: \$804,548 (no change)

Petitioner's Requested Value: \$350,000 for 2023 \$400,000 for 2024

4. Petitioner presented the following testimony and documents in support of the claim: No specific information was provided by the petitioner, only the requested values for 2023 and 2024.

- 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.  $\Box$  valuation using the cost approach; and/or
  - c.  $\Box$  a valuation using the income approach; and/or
  - d.  $\Box$  other Click here to enter text.

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

Classification: (1212) Residential

Total Actual Value: \$804,548 for 2023 and 2024 (No change)

Reasons are as follows: The assessor's four comparable sales adjusted for characteristics and time support the assigned value. No information was provided by the petitioner to indicate that the assessor has over valued the property.

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

a.  $\Box \mbox{Approved}$  and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b.  $\Box$  Approved in part as set forth in the Findings and Recommendations herein

- c.  $\square$  Denied after abatement hearing
- d. 

  Administrative Denial is Granted

**REFEREE:** 

Han

*s/ Jeffrey Hamilton* Name

4-16-2025 Date

Abatement Log No. 202500007 & 202500008

From 7207437333 1.720.743.733	33 Sun Jan 5 21:23:00 2025 EST Page 1 of 2	
<b>DOUGLAS COUN</b> ASSESSOR'S OFFICE	Toby Damisch, Douglas Co 301 Wilcox St.   Castle Ro OFRADO 2023 008-2024 CEMENT OR REFUND OF TAXES	ock, CO 80104
	j	AN 05 2025
Section I: Petitioner, please complete Section		Douglas County
Date: January 5, 2025 Month Day Year	Date Received January 5, 202	
Petitioner's Name: Jefferson Silva		
Petitioner's Mailing Address: 10695 Cliffrose Way		
Highlands Ranch	CO 80130	
City or Town	State Zip Code	
	RTY ADDRESS OR LEGAL DESCRIPTION OF PROPER Cliffrose Way, Highlands Ranch, CO 80130	TY
property tax year 2023, 2024 are incorrect for the following	taxes and states that the taxes assessed against the above prope reasons: (Briefly describe why the taxes have been levied erroner rical error, or overvaluation. Attach additional sheets if necessary.	ously or illegally,
Petitioner's estimate of value: \$ 350,000 Value	(2023) and \$400,000 (2024) Year Value Year	
I declare, under penalty of periory in the second degree, that to prepared or examined symplected to the best of my knowledge	this petition, together with any accompanying exhibits or statement e, information, and belief, is true, correct, and complete.	s, has been
Alter Cho	Daytime Phone Number (513) 235-3434	
Petitioner's Signature	Email_scalabrin@gmail.com	
By Agent's Signature' LETTER OF AGENCY REQUIN	Daytime Phone Number ()	
Printed Name:	Email	
	14(1), C.R.S., or the Property Tax Administrator, pursuant to § 39- or in part, the Petitioner may appeal to the Board of Assessment Ap e entry of any such decision, § 39-10-114.5(1), C.R.S.	
	Recommendation	
Тах Уевг	Tax Year	
Actual Assessed	Tax Actual Assessed	Tax
Original		
Corrected		
Abate/Refund		
Assessor recommends approval as outlined abo	ove,	
to such valuation has been filed and a Notice of Determination	ervaluation, no abatement or refund of taxes shall be made if an ob n has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.	
	protest was filed, please attach a copy of the NOD.) protest was filed, please attach a copy of the NOD.) reason(s):	
	Assessor's or Deputy Assessor's S	Ignature

111

1	5-DP	T-AR	No.	920-66/	17

## From 7207437333 1.720.743.7333 Sun Jan 5 21:23:00 2025 EST Page 2 of 2

## 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 Douglas 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 Petitio	mer mutually agree to	the values and tax a	batement/refund of	:						
Tax Year Tax Year										
Actual	Actual Assessed Tax Actual Assess									
Original					<u>Tax</u>					
			·····							
Abate/Refund	es not include accrued inte a County Treasurer for full	erest, penalties, and fees	associated with late an	d/or delinquent tax pa	ayments, if					
Petitioner's Signature		Date								
Assessor's or Deputy Asses	eor's Signature	Date								
Assessor a or Deputy Asses	ison a cignature	Date								
Month Day Year with notice of such meeting an TOBY DAMISCH (being present) advised in relation thereto, NO that the petition be (approved)	ent-not present) and Pet , and WHEREAS, the said W BE IT RESOLVED that	sent having been given to titioner County Commissioners I the Board ( <b>agrees-doe</b> s	the Petitioner and the Name nave carefully consident <b>not agree)</b> with the re	ed the within petition.	and are fully					
Year Assessed Value	e Taxes Abate/Refu	nd Year	Assessed Val	ue Taxes Aba	ite/Refund					
		Chairpe	rson of the Board of (	County Commission	ers' Signature					
۱	_County Clerk and Ex-Off	icio Clerk of the Board of	County Commissionen	s in and for the aforer	nentioned county,					
do hereby certify that the abov	e and foregoing order is th	uly copied from the recon	d of the proceedings of	the Board of County	Commissioners.					
IN WITNESS WHEREOF, I ha	ve hereunto set my hand a	and affixed the seal of sai	d County							
this day of										
	Month Year		County Clerk's or	Deputy County Cler	k's Signature					
Note: Abatements greater that	n \$10,000 per schedule, p	er year, must be submitte	-							
Section V:	Action of (For a	f the Property Tax / Il abatements greater th	Administrator		8					
The action of the Board of Cou	1									
	inty Commissioners relation									
Approved Approved in	enty Commissioners, relation part \$		)y							
Secretary's Sign	part \$	ve to this petition, is here Denied for the fol	)y		Date					

## **Brenda Davis**

From: Sent: To: Subject: Attachments:	Assessors Monday, January 6, 2025 2:47 PM Brenda Davis FW: Esker on Demand - Fax Received to [+1-303-4799751] from [17207437333/7207437333] 20250105192415-+1-303-4799751-17207437333-2063623261.pdf
Importance:	High

From: Received fax (do not reply) <notification@eskerondemand.com> Sent: Sunday, January 5, 2025 7:25 PM To: Assessors <Assessors@douglas.co.us> Subject: Esker on Demand - Fax Received to [+1-303-4799751] from [17207437333/7207437333] Importance: High

## Esker on Demand

You have received the attached fax:

- Reception date and time: 2025-01-05 19:24:15
- Caller number: 17207437333
- Caller ID: 7207437333

The Esker on Demand Client Service

If you need technical support, contact us.

Visit our web site: www.eskerondemand.com

Abatement #	202500007	Staff Appraiser	ARC
Tax Year	2023	Review Appraiser	BAF
Date Received	1/5/2025	Recommendation	Deny
Petitioner	JEFFERSON SILVA & LARISSA PIMENTEL	Reason	The Market Approach to value was used in determining the
Agent		RedSOIL	subjects value, resulting in no change.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$350,000	Assessor Final Review Value	\$804 548

The subject is an average quality 2 story home located at 10695 Cliffrose Way in Highlands Ranch. The Petitioner is requesting a \$350,000 value for the 2023 valuation. Adjusted comparable sales with similar square footage, quality, and style of home range from \$723,000 to \$859,000. A market analysis indicates no adjustment to the market value of \$804,548.

## **Original Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0428036	1112	3602	\$162,789	\$0	\$162,789	6.700%	\$10,910	9.4081%	\$1,026.42
	1212	3602	\$641,759	(\$55,000)	\$586,759	6.700%	\$39,310	9.4081%	\$3,698.32
	Account	Total:	\$804,548	(\$55,000)	\$749,548		\$50,220		\$4,724.74

## **Final Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0428036	1112	3602	\$162,789	\$0	\$162,789	6.700%	\$10,910	9.4081%	\$1,026.42
	1212	3602	\$641,759	(\$55,000)	\$586,759	6.700%	\$39,310	9.4081%	\$3,698.32
	Account	Total:	\$804,548	(\$55,000)	\$749,548		\$50,220		\$4,724.74

## **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
R0428036	\$804,548	\$50,220	\$4,724.74	\$804,548	\$50,220	\$4,724.74	\$0.00
Totals	\$804,548	\$50,220	\$4,724.74	\$804,548	\$50,220	\$4,724.74	\$0.00

## \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0428036	SB-001 Residential 55k Exemption	(\$55,000)

Abatement #	202500008	Staff Appraiser	ARC
Tax Year	2024	Review Appraiser	BAF
Date Received	1/5/2025	Recommendation	Deny
Petitioner	JEFFERSON SILVA & LARISSA PIMENTEL	Reason	The Market Approach to value was used in determining the
Agent		RedSOIL	subjects value, resulting in no change.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$400,000	Assessor Final Review Value	\$804 548

The subject is an average quality 2 story home located in Highlands Ranch. Th Petitioner is requesting a \$400,000 value for the 2024 valuation. Adjusted comparable sales with similar square footage, quality, and style of home range from \$723,000 to \$859,000. A market analysis indicates no adjustment to the market value of \$804,548.

## **Original Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0428036	1112	3602	\$162,789	\$0	\$162,789	6.700%	\$10,910	9.4249%	\$1,028.26
	1212	3602	\$641,759	(\$55,000)	\$586,759	6.700%	\$39,310	9.4249%	\$3,704.93
	Account	Total:	\$804,548	(\$55,000)	\$749,548		\$50,220		\$4,733.19

## **Final Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0428036	1112	3602	\$162,789	\$0	\$162,789	6.700%	\$10,910	9.4249%	\$1,028.26
	1212	3602	\$641,759	(\$55,000)	\$586,759	6.700%	\$39,310	9.4249%	\$3,704.93
	Account	Total:	\$804,548	(\$55,000)	\$749,548		\$50,220		\$4,733.19

## **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
R0428036	\$804,548	\$50,220	\$4,733.19	\$804,548	\$50,220	\$4,733.19	\$0.00
Totals	\$804,548	\$50,220	\$4,733.19	\$804,548	\$50,220	\$4,733.19	\$0.00

## \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0428036	SB-001 Residential 55k Exemption	(\$55,000)

Petitioner:	Kourosh Tavatly	Agent:
Parcel No.:	R0333823	Abatement Number: 202500036 & 202500037
Assessor's Orig	ginal Value: \$523,641 for 2023 and 202	24

Hearing Date: April 16, 2025

Hearing Time: 11:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Lisa Dyer

## 2. The Petitioner was:

- a. 🗆 present
- b. 🛛 not present
- c.  $\hfill\square$  present/represented by Click here to enter text.
- d.  $\hfill \Box not \hfill present/represented by Click here to enter text.$

3. Assessor's Recommended Value: \$523,641 (No change)

Petitioner's Requested Value: \$375,000 for 2023 and 2024

4. Petitioner presented the following testimony and documents in support of the claim: No specific information was provided by the petitioner, only the requested values for 2023 and 2024.

- 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.  $\Box$  valuation using the cost approach; and/or
  - c.  $\Box$  a valuation using the income approach; and/or
  - d.  $\Box$  other Click here to enter text.

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

Classification: (1212) Residential

Total Actual Value: \$523,641 (No change)

Reasons are as follows: The assessor's six comparable sales adjusted for characteristics and time support the assigned value. No information was provided by the petitioner to indicate that the assessor has over valued the property.

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

a.  $\Box \mbox{Approved}$  and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b.  $\Box$  Approved in part as set forth in the Findings and Recommendations herein

- c.  $\square$  Denied after abatement hearing
- d. 

  Administrative Denial is Granted

**REFEREE:** 

Han

*s/ Jeffrey Hamilton* Name

4-16-2025 Date

Abatement Log No. 202500036 & 202500037

			20250	700036 10037	-202	4	D	CASSESSOR
		PETITION FOR	ABATEMENT	OR REFUND	OF TAXES			EB 06 2025 RC
County:			_	Da	te Received		missioners' Date Sta	
Section I: Petit	ioner, please c	omplete Section I	only.		(Use Ass	essor's or Com	filssioners Date Sta	anp)
Date: 2/1 Month	4/2025 Day Year							
Petitioner's Nam		PD. 30;	1 Tav	atly				
	Stle Roc	10. 130)	<u>≮ 1131</u> <sub>State</sub> C	0	Zip Ci	104		
	ARCEL NUMBER		612 N.	Bren	R LEGAL DESC		PROPERTY	
8 12	32823			Rock		SAL	04	
Petitioner requests	s an abatement or and	refund of the appropria	te taxes and states	that the taxes ass	sessed against th	ne above prop axes have be	perty for property en levied erroned	tax ously or
legally, whether d	lue to erroneous va	aluation, irregularity in	levying, clerical erro	or or overvaluation	. Attach addition	nal sheets if n	ecessary.)	
Petitioner's est	timate of value:	\$ <u>37500</u> Value	( <u>2023</u> ) ar Year	nd \$ <u>\$\$</u> Value	1e (2)	<u>24</u> ) (ear		
declare, under pe	enalty of perjury in	the second degree, that of my knowledge, inform	at this petition, toge	ther with any acco	ompanying exhibit	ts or stateme	nts, has been pre	epared
or examined by m	e, and to the best of	of my knowledge, infor	mation and belief, is			rtau	+1 in a	mail. Con
	oner's Signatur	<u>psh</u> Pho	one Number (	660-6	Email	n - 96 9 L	121103	1. ur): cun
					-			
Зу		Pho	one Number (	)	Email			
Ade	nt's Signature*							
Age *Letter of agenc	nt's Signature*	ned when petition is						
*Letter of agenc	nt's Signature* cy must be attach	ned when petition is	submitted by an	agent.				
Letter of agend The assessed v	nt's Signature* cy must be attach value and resultir 2-10-114(1) C R	ned when petition is ng tax amounts are .S., or the Property	submitted by an calculated from th Tax Administrato	agent. ne adjusted actu r, pursuant to §	ual value. If the 39-2-116, C.R	Board of C	ounty Commiss he petition for r	sioners, efund
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Letter of agence The assessed v pursuant to § 39 por abatement of f § 39-2-125, C Section II: Tax Y Original Corrected Abate/Refund	nt's Signature* cy must be attach value and resultir 9-10-114(1), C.R f taxes in whole C.R.S., within thin ear Actual	ned when petition is ng tax amounts are .S., or the Property or in part, the Petitic ty days of the entry <b>As</b> (Fo Value Adjustment	submitted by an calculated from th Tax Administrato oner may appeal t of any such deci sessor's Re sessor's Use Adjusted Actual	agent. ne adjusted actu r, pursuant to § to the Board of a sion, § 39-10-17 commenda Only) Assessment	ual value. If the 39-2-116, C.R Assessment Aj 14.5(1), C.R.S. ation Assessed	Board of C .S.,denies t opeals purs Mill	ounty Commiss he petition for r uant to the prov	sioners, efund
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## 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 o (Only for abatemer		Petitioner		
The Commissioners of						
petitions for abatement or refund ar per tract, parcel, or lot of land or pe	nd to settle by written m r schedule of personal p	utual agreement a property, in accord	any such petition for lance with § 39-1-11	abatement or refun 3(1.5), C.R.S.	d in an amount o	f \$10,000 or less
The Assessor and Petitioner Tax Year						
Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Тах
Original						
Tax Year	Value	Adjusted	Assessment	Assessed	Mill	
Actual	Adjustment	Actual	Rate	Value	Levy	Tax
Original						
Abate/Refund						
Note: The total tax amount does no Please contact the County Treasur			fees associated with	n late and/or defind	ueni iax paymeni	is, il applicable.
Petitioner Signature:				Date:		
Assessor's or Deputy Asses				Date:		
Section IV:			ty Commission			
WHEREAS, the County Comm					and lawfully c	alled regular
meeting held on (month/day/ye	ear)//	, at which m	eeting there were	present the follo	wing members:	:
				with n	otice of such m	neeting and an
opportunity to be present havir	ng been given to the	Petitioner and t	he Assessor of sa	aid County and A	ssessor	
	(being prese	entnot preser	t) and Petitioner_	Name		
Name (being presentnot present)	and WHEREAS the	e said County C	commissioners ha		idered the with	in petition, and
are fully advised in relation the						
the Assessor and the petition						
Year Assessed Value	Taxes Abate/R	efund Y	ear Asse	ssed Value	Taxes Abate/F	Refund
			Chairperson	of the Board of Co	ounty Commissi	oners' Signature
I,	County C	lerk and Ex-offic	cio Clerk of the Bo	bard of County Co	ommissioners	coord of the
in and for the aforementioned proceedings of the Board of C	county, do hereby ce county Commissioner	ertify that the ac	ove and foregoing	g order is truly co	ipied norn the r	ecord of the
IN WITNESS WHEREOF, I ha			d the seal of said	County		
this day of	· · · · · · · · · · · · · · · · · · ·					
	Month	Year		County Clerk's or I		
Note: Abatements greater than \$1	0,000 per schedule, per	r year, must be su	bmitted in duplicate	to the Property Tax	Administrator fo	r review.
				Iminiatrator		
Section V:	AC		greater than \$10,000)	Immistrator		
The action of the Board of	County Commissi	oners, relative	to this abateme	ent petition, is h	nereby	
	d in part \$		_ Denied fo	r the following	reason(s):	
Secretary's Signatur	e		Property	Tax Administrator	s Signature	Date

15-DPT-AR No. 920-66/15

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Abatement #	202500036	Staff Appraiser	LRD
Tax Year	2023	Review Appraiser	BAF
Date Received	2/6/2025	Recommendation	Deny
Petitioner	KOUROSH TAVATLY	Reason	The Market Approach to value was used in determining the
Agent		subjects value, resulting in no change.	
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$375,000	Assessor Final Review Value	\$523.641

The subject is an average quality, 2-story home at 612 N. Brentwood Ct., Castle Rock. The Petitioner is appealing the 2023 valuation and requesting a value of \$375,000. The adjusted comparable sales range is from \$514,000 to \$548,000. Comparables 2, 3 and 6 are the same model as the subject with comparables 2 and 3 in the same condition. Based on the adjusted comparable sales, the market analysis indicates no adjustment to the 2023 market value, which is at \$523,641.

## **Original Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0333823	1112	1180	\$145,332	(\$31,011)	\$114,321	6.700%	\$7,660	16.5233%	\$1,265.68
	1212	1180	\$378,309	(\$123,989)	\$254,320	6.700%	\$17,040	16.5233%	\$2,815.57
	Account	Total:	\$523,641	(\$155,000)	\$368,641		\$24,700		\$4,081.25

## **Final Values**

Account #	Abstract Code	Tax District		*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0333823	1112	1180	\$145,332	(\$31,011)	\$114,321	6.700%	\$7,660	16.5233%	\$1,265.68
	1212	1180	\$378,309	(\$123,989)	\$254,320	6.700%	\$17,040	16.5233%	\$2,815.57
	Account	Total:	\$523,641	(\$155,000)	\$368,641		\$24,700		\$4,081.25

## **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
R0333823	\$523,641	\$24,700	\$4,081.25	\$523,641	\$24,700	\$4,081.25	\$0.00
Totals	\$523,641	\$24,700	\$4,081.25	\$523,641	\$24,700	\$4,081.25	\$0.00

## \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0333823	SB-001 Residential 55k Exemption	(\$55,000)
R0333823	Senior Exemption	(\$100,000)

Abatement #	202500037	Staff Appraiser	LRD
Tax Year	2024	Review Appraiser	BAF
Date Received	2/6/2025	Recommendation	Deny
Petitioner	KOUROSH TAVATLY	Reason	The Market Approach to value was used in determining the
Agent		subjects value, resulting in no change.	
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$375,000	Assessor Final Review Value	\$523,641

The subject is an average quality, 2-story home at 612 N. Brentwood Ct., Castle Rock. The Petitioner is appealing the 2024 valuation and requesting a value of \$375,000. The adjusted comparable sales range is from \$514,000 to \$548,000. Comparables 2, 3 and 6 are the same model as the subject with comparables 2 and 3 in the same condition. Based on the adjusted comparable sales, the market analysis indicates no adjustment to the 2024 market value, which is at \$523,641.

## **Original Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0333823	1112	1180	\$145,332	(\$31,011)	\$114,321	6.700%	\$7,660	16.4271%	\$1,258.32
	1212	1180	\$378,309	(\$123,989)	\$254,320	6.700%	\$17,040	16.4271%	\$2,799.18
	Account	Total:	\$523,641	(\$155,000)	\$368,641		\$24,700		\$4,057.50

## **Final Values**

Account #	Abstract Code	Tax District		*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0333823	1112	1180	\$145,332	(\$31,011)	\$114,321	6.700%	\$7,660	16.4271%	\$1,258.32
	1212	1180	\$378,309	(\$123,989)	\$254,320	6.700%	\$17,040	16.4271%	\$2,799.18
	Account	Total:	\$523,641	(\$155,000)	\$368,641		\$24,700		\$4,057.50

## **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
R0333823	\$523,641	\$24,700	\$4,057.50	\$523,641	\$24,700	\$4,057.50	\$0.00
Totals	\$523,641	\$24,700	\$4,057.50	\$523,641	\$24,700	\$4,057.50	\$0.00

## \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0333823	SB-001 Residential 55k Exemption	(\$55,000)
R0333823	Senior Exemption	(\$100,000)

Hearing Time: 12:00 p.m.

Petitioner:	Igor Kiriyenya	Agent:
Parcel No.:	R0496982	Abatement Number: 202500048 & 202500049
Assessor's Orig	ginal Value: \$812,535 for 2023 and 202	24

1. The Douglas County Assessor was represented at the hearing by Rudolph Largaespada

## 2. The Petitioner was:

a. 🗆 present

Hearing Date: April 16, 2025

- b. 🛛 not present
- c.  $\Box$  present/represented by Click here to enter text.
- d.  $\Box$  not present/represented by Click here to enter text.

3. Assessor's Recommended Value: \$812,535 (No change)

Petitioner's Requested Value: \$647,729

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner provided three comparable sales ranging in size from 2836 sf to 3370 sf with sales prices from \$590,000 to \$634,600 and sales dates from 9-22-2022 to 3-15-2024. He requested that the value be reduced to \$647,729.

- 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.  $\Box$  valuation using the cost approach; and/or
  - c.  $\Box$  a valuation using the income approach; and/or
  - d.  $\Box$  other Click here to enter text.

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

Classification: (1212) Residential

Total Actual Value: \$812,535 (No change)

Reasons are as follows: The sales provided by the petitioner were all after the 6-30-2022 appraisal date and could not be considered. The five sales provided by the assessor were adjusted for characteristic differences and time and supports the assigned value.

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

a.  $\Box Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein$ 

b.  $\Box$  Approved in part as set forth in the Findings and Recommendations herein

- c.  $\square$  Denied after abatement hearing
- d. 

  Administrative Denial is Granted

**REFEREE:** 

Ham

*s/ Jeffrey Hamilton* Name

4-16-2025 Date

Abatement Log No. 202500048 & 202500049

County: Section I: P Date:		- IIION			23 024			
Section I: P			FOR ABATEM	ENT OR REF	UND OF TAX	ES		
Date: 07					Date Receive			
	L // 7	025	on I only.		(Us	e Assessor's o	or Commissioners' Date	Stamp)
Month	Day Year	223						
Petitioner's N		7.0	11					
Petitioner's M	ame:ailing Address:	Igor	Kit	R. yen	VYA			Receive
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	City or Town		State		8	013	9	FFR 18 20
SCHEDULE OF	S 3070	ER(S)				Zip Code		
	53070	17	8798 MO	GINK	S OR LEGAL DI	ESCRIPTION	N OF PROPERTY	Douglas Co Assessor's C
Rot	9698	2	PARK					
vear(a) 20	ts an abatement	or refund of the appro	opriate taxes and sta	ates that the taxes	0	801	39	
illegally, whether	due to erroneous	or refund of the appro 224 are inco valuation, irregularity	rrect for the followin	g reasons: (Brieff	y describe why th	taxes have	property for property	y tax
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Petitioner's	timete of	e: <u>s</u> 6.47 Value	724 -		7			
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By								
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# FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

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Section III:		Sund filed pursuant to s Assessor, as appropriat Written Mutua	Agreement	of Assessor			
The Commission	an of						
petitions for abate	ment or refund a	Count to settle by written n	nty authorize the	Assessor by Resolut	tion No.		
per tract, parcel, o	or lot of land or pe	Countries of personal	property in accent	any such petition fo	r abatement or refu	nd in an amount	of \$10 000 or 1
The Assessor	and Petitioner	mutually agree to	property, in acco	roance with § 39-1-1	113(1.5), C.R.S.		
Tax	ear		the values and	tax abatement/	refund of:		
	Actual	Value	Adjusted	Assessment	Assessed		
Original		Adjustment	Actual	Rate	Value	Mill	-
Corrected				-		Covy	Tax
Abate/Refund							
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	Actual	Value	Adjusted	Assessment	Assessed		
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Hello, dear clerk.

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My name is Igor Kiriyenya, in owner of property at 8796 Ginkgo Loop Parker, CO 80134

I believe that my property market price is much lover than \$812,534 as it marked at 2023 and 2024 real estate tax notice from Douglas County.

Am attached few similar houses what has sold in past couple years for examples.

Please check value of my house and correct it if needed.

Thank You.

Igor Kiriyenya

Ph 303-570-4527



4 bds 3 ba 3,351 sqft
8420 Blackgum Street, Parker, CO 80134
Sold: \$575,000 Sold on 09/22/22
Zestimate<sup>\*</sup>: \$634,600
Est. refi payment: \$3,075/mo
Refinance your loan



3 bds 4 ba 3,370 sqft
 15772 Madrone Court, Parker, CO 80134
 Sold \$590,000 Sold on 03/15/24
 Zestimate : \$597,900
 Est. refi payment: \$3,154/mo
 Refinance your loan

# Get a cash offer in 3 minutes



# 4 bds 4 ba 2,836 sqft 8375 Blackgum Street, Parker, CO 80134 Sold: \$600,000 Sold on 03/02/23 Zestimate : \$628,300 Est. refi payment: \$3,206/mo

# Refinance your loan

# Get a cash offer in 3 minutes

## **Brenda Davis**

From: Sent: To: Subject: Attachments: Becky Ann Fischer Tuesday, February 18, 2025 8:57 AM Brenda Davis FW: Abatement 8796 Ginkgo Loop Parker, CO.pdf

Becky Fischer

Residential Appraisal Supervisor 303.814.4376



From: Igor <kiriyenya@gmail.com> Sent: Tuesday, February 18, 2025 8:55 AM To: Becky Ann Fischer <bfischer@douglas.co.us> Subject: Re: Abatement

Thank You. Sent from my iPhone <u>Kiriyenya@gmail.com</u>

On Feb 18, 2025, at 10:52 AM, Becky Ann Fischer <<u>bfischer@douglas.co.us</u>> wrote:

Good morning,

Please attach your abatement form and I will forward it to the correct person.

Have a great day,

becky Fischer

Residential Appraisal Supervisor 303.814.4376 <image001.png>

Abatement #	202500048	Staff Appraiser	REL
Tax Year	2023	Review Appraiser	BAF
Date Received	2/18/2025	Recommendation	Deny
Petitioner	IGOR VALERYEVICH KIRIYENYA & ANGELA NIKOLAYEVNA ZAKHARCHENKO	Reason	The Market Approach to value was used in determining the
Agent		Reason	subjects value, resulting in no change.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$647,729	Assessor Final Review Value	\$812,535

The subject is an average quality, two-story dwelling located at 8796 Ginko Loop, Parker. The Petitioner is appealing the 2023 valuation and is requesting a value adjustment to \$647,729. The Petitioner provided three Zillow closed sales however the sales are not within the study period. The adjusted comparable sales range from \$768,000 to \$853,000. Based on the adjusted comparable sales, the market analysis indicates that no adjustment is warranted for 2023.

## **Original Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0496982	1112	3396	\$140,281	\$0	\$140,281	6.700%	\$9,400	16.0537%	\$1,509.05
	1212	3396	\$672,254	(\$55,000)	\$617,254	6.700%	\$41,360	16.0537%	\$6,639.81
	Account	Total:	\$812,535	(\$55,000)	\$757,535		\$50,760		\$8,148.86

## **Final Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0496982	1112	3396	\$140,281	\$0	\$140,281	6.700%	\$9,400	16.0537%	\$1,509.05
	1212	3396	\$672,254	(\$55,000)	\$617,254	6.700%	\$41,360	16.0537%	\$6,639.81
	Account	Total:	\$812,535	(\$55,000)	\$757,535		\$50,760		\$8,148.86

## **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
R0496982	\$812,535	\$50,760	\$8,148.86	\$812,535	\$50,760	\$8,148.86	\$0.00
Totals	\$812,535	\$50,760	\$8,148.86	\$812,535	\$50,760	\$8,148.86	\$0.00

## \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0496982	SB-001 Residential 55k Exemption	(\$55,000)

Abatement #	202500049	Staff Appraiser	REL
Tax Year	2024	Review Appraiser	
Date Received	2/18/2025	Recommendation	
Petitioner	IGOR VALERYEVICH KIRIYENYA & ANGELA NIKOLAYEVNA ZAKHARCHENKO	Reason	The Market Approach to value was used in determining the
Agent		Reason	subjects value, resulting in no change.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$647.729	Assessor Final Review Value	\$812 535

The subject is an average quality, two-story dwelling located at 8796 Ginko Loop, Parker. The Petitioner is appealing the 2024 valuation and is requesting a value adjustment to \$647,729. The Petitioner provided three Zillow closed sales however the sales are not within the study period. The adjusted comparable sales range from \$768,000 to \$853,000. Based on the adjusted comparable sales, the market analysis indicates that no adjustment is warranted for 2024.

## **Original Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0496982	1112	3396	\$140,281	\$0	\$140,281	6.700%	\$9,400	14.9876%	\$1,408.83
	1212	3396	\$672,254	(\$55,000)	\$617,254	6.700%	\$41,360	14.9876%	\$6,198.87
	Account	Total:	\$812,535	(\$55,000)	\$757,535		\$50,760		\$7,607.70

## **Final Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0496982	1112	3396	\$140,281	\$0	\$140,281	6.700%	\$9,400	14.9876%	\$1,408.83
	1212	3396	\$672,254	(\$55,000)	\$617,254	6.700%	\$41,360	14.9876%	\$6,198.87
	Account	Total:	\$812,535	(\$55,000)	\$757,535		\$50,760		\$7,607.70

## **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
R0496982	\$812,535	\$50,760	\$7,607.70	\$812,535	\$50,760	\$7,607.70	\$0.00
Totals	\$812,535	\$50,760	\$7,607.70	\$812,535	\$50,760	\$7,607.70	\$0.00

## \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0496982	SB-001 Residential 55k Exemption	(\$55,000)

Petitioner:	Galbreath Family Partnership	Agent: Brad White
Parcel No.:	R0465294+	Abatement Number: 202500029
Assessor's Or	iginal Value: R0465294 - \$120,600 (202	24) R0465295 - \$2,957,800 (2024)
Hearin	ng Date: April 16, 2025	Hearing Time: 1:00 p.m.

1. The Douglas County Assessor was represented at the hearing by Tanner Lindt

- 2. The Petitioner was:
  - a. 🛛 present
  - b.  $\Box$  not present
  - c.  $\square$  present/represented by Brad White
  - d. Inot present/represented by Click here to enter text.

3. Assessor's Recommended Value: R0465294 - \$120,600 (2024) R0465295 - \$2,957,800 (2024) No Change.

Petitioner's Requested Value: \$1,661,671 (Both Parcels for 2024)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner describes the property as part of a planned development consisting of two parcels (147.89 ac. And 6.03 ac) totaling 153.92 ac. The petitioner requests that the portion of the parcels which are slated to be open space be valued as open space at \$6000/ac. and the developable portion of 67 ac. be valued at \$20,000/ac. He requested that the value be reduced to \$1,661671.

- 5. The Assessor presented the following testimony and documents in support of the Assessor's position:
  - a. Adata from sales of comparable properties which sold during the applicable time period; and /or
  - b.  $\Box$  valuation using the cost approach; and/or
  - c.  $\Box$  a valuation using the income approach; and/or
  - d. ⊠other: The assessor provided three groups of sales: 1). six raw land sales with no intent to develop, or entitlements associated with the sales. The median sales price per acre was \$21,251. 2) Two sales with no planned development approval that resulted in a median price per acre of \$103,724. The third group comprised six sales that received planned development approval, with a median price per acre of \$104,046.

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

Classification: Vacant land

Total Actual Value: : R0465294 - \$120,600 (2024) R0465295 - \$2,957,800 (2024) NO CHANGE

Reasons are as follows: The assessor's method of valuing the total 153.92 acres at \$20,000 per acre using raw land sales is more appropriate than the petitioners' approach of only valuing the 67 usable acres at \$20,000/ac. While the open space might be overvalued, the usable portion is significantly undervalued, considering the six sales with a median price of \$104,046 per acre. This petition is denied.

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

a.  $\Box$  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.  $\square$  Denied after abatement hearing
- d. 

  Administrative Denial is Granted

**REFEREE:** 

s/ Jeffrey Hamilton Name

4-16-2025 Date

Abatement Log No. 202500029

		ava	50002				
PETITIO	N FOR ABA	TEMENT O	RREFUN	D OF TAX	KES		
ounty: Douglas	_			eceived			-
			(Use Ass	sessor's or Com	nissioners' D		
ection I: Petitioner, please	complete Sectio	n I only.				H	eceiveo
oate: 02/03/2025						_	
	ear					F	EB 0 3 2025
Petitioner's Name: Galbreath	Family Partne	ership					<b>Douglas</b> Coun
Petitioner's Mailing Address: 1	0119 Longviev	w Drive					Assessor's Off
Lone Tree CO 80124 City or Town		State		Zip Code	9		
<b>CHEDULE OR PARCEL NUMB</b> 234912101002 R D4(656 234912101001 <u>f04(658</u>	295 Tract	PERTY ADDRESS A-1 Reata Sout 42 Reata South	th 1 st Amendr	nent 147.89 A	M/L RLTD		_
Petitioner requests an abatem bove property for the property ne taxes have been levied err lerical error, or overvaluation.	y tax year 2024 oneously or illega	are incor ally, whether due	to erroneous	owing reason	s: (Briefly	describe \	why
Petitioner's estimate of value	e: <u>\$</u> 166	Value	( <b>2024</b> )				
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ByAgent's Signature* Printed Name:* Letter of agency must be attached to § 39-10-114(1), C.R.S., or the Pro taxes in whole or in part, the Petition thirty days of the entry of any such de Section II: Tax Year Actual Original Corrected Abate/Refund Datacher for abatement is based to such valuation has been filed and	d when petition is su x amounts are calcula perty Tax Administrate er may appeal to the E acision, § 39-10-114.5 Assessol (For A Value Adjustment 	by me, and to the second secon	e Phone Numbi galbreath0@g e Phone Numbi a Phone Numbi et actual value. If 2-116, C.R.S., den t Appeals pursuan endation y) Assessment Rate batement or refund do the taxpayer, please attach a co	nowledge, In er () gmail.com er () er () the Board of Cou ies the petition fit to the provision Assessed Value  I of taxes shall b § 39-10-114(1)(	unty Commiss or refund or a so of § 39-2-1 Mill Levy  e made if an a)(I)(D), C.R.3	sioners, purs batement of 25, C.R.S., v	uant within
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## Reata South Lot 142 and the 147 acres of Undeveloped land

Agenda for today to review the assessment of the valuation set for the 146.5 acres that is currently in transition as recorded on the current Reata South Planned Development 9<sup>th</sup> Amendment.

We would like to look at the comparison for overall development and the assessment of property that is considered Useable vs. Unusable (exempt) as part of the overall PD.

The comparisons are determined by the overall Reata South Development of 1600 acres and how the assessed values are treated for the Open Space vs. Useable property.

Reata South PD-Open Space A- Exempt.

- Assessed Value, per acre is \$244 per acre.
- Currently assessed as vacant land in transition.
- Value \$2,957,800.00 for 146.50 acres
- Reata South PD 9<sup>th</sup> Amendment.
- Unusable 77.95 acres
- Usable 65.25 acres.
  - Lot 142 6 acres separate assessed value.
- Valuation per acre.
  - o \$2,957,800/146.50=\$20,148.50
- Actual value per the recorded PD
- Usable acreage would be as follows:
  - o 65.26-6= 59.26
  - Actual Value: \$1,193,970.48 (59.25X\$20,148)
  - Assessed Value: \$79,996.02 (1,193,970.48x6.7%=)
  - o Mill Levy: 146.808
  - Tax Rate: 14.6808%
  - o Estimated Tax: \$11,744.05 (79,996.02x14.6808%=)
- Unusable acreage would be as follows:
  - \$3,133,032/522.17=\$6,000.02 (comparison value 522.17 acres of open space)
  - Actual Value: \$467,701.55 (6,000.02x77.97)
  - Assessed Value: \$31,336.00 (467,701.55x6.7%)
  - o Mill Levy: 146.808
  - Tax Rate: 14.6808%
  - Estimated Tax: \$4,600.37 (31,336x14.6806=)
- New Tax requested rate based upon the Transition of the property.
  - 146.50 acres and Lot 142 6 acres.
    - Usable: \$11,744.05
    - Unusable: \$4,600.37
    - Lot 142: \$4,940.00
    - Total: \$21,284.42

## **Brenda Davis**

From: Sent: To: Subject: Attachments:

Assessors Monday, February 3, 2025 2:58 PM Brenda Davis FW: 1 year petition for property taxes Microsoft Word - 01142025 Reata South Lot 142 and the 147 acres of Undeveloped land.docx.pdf; PastedGraphic-1.tiff

From: Brad white <brad@3bidevelopment.com> Sent: Monday, February 3, 2025 11:13 AM To: Assessors <Assessors@douglas.co.us> Subject: 1 year petition for property taxes

To whom it may concern

Please see they attached request and summary page for the petition on the property taxes.

Brad White 303.748.7165 brad@3bidevelopment.com

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files, or previous e-mail messages attached to it, may contain confidential information, some or all of which may be legally privileged. If you are not the intended recipient or a person responsible for delivering it to the intended recipient, please be advised that any disclosure, copying, distribution, or use of any of the information contained in or attached to this e-mail transmission is prohibited. If you have received this e-mail transmission in error, please immediately notify us by reply e-mail or via telephone or facsimile, and destroy the original e-mail transmission and its attachments. Thank you in advance for your cooperation.

Petitioner's Requested Value	\$1,661,671	Assessor Final Review Value	\$3 078 400
Petitioner's Request	Value Too High		
Agent		Reason	Your property has been valued as raw land.
Petitioner	GALBREATH FAMILY PARTNERSHIP LLLP	Reason	Your property besides a valued on row land
Date Received	2/3/2025	Recommendation	Deny
Tax Year	2024	Review Appraiser	SWC
Abatement #	202500029	Staff Appraiser	TJL

The two subject parcels are vacant land totaling 153.92 acres. They are located just northeast of The Pinery, a few miles southeast of Parker. The two parcels function together with no dividing fence.

In August of 2022 the petitioner filed an abatement challenging the valuation of the subjects for tax year 2021. In meetings with the petitioner, they highlighted that the subjects have an approved PD and have a significant amount of anticipated future value at full entitlement. However they were encountering significant hurdles to get there. To settle the 2021 tax year abatement the Assessor's Office and the petitioner agreed to stipulate values for the two accounts to \$2,957,800 and \$120,600, or \$20,000 per acre. Through two additional appeals the Assessor's Office agreed to carry that stipulation for tax years 2022 and 2023 and forward to 2024 as well. The petitioner now contends that the stipulated value from 2021, and applied to 2022, 2023, and 2024 is still too high for the subjects for tax year 2024.

The petitioner has voiced that the portions of the subjects which are slated to become open space under the PD be valued as open space, while the area of the proposed lots be valued based on the stipulated value per acre from the 2021 total stipulated value.

An analysis of sales of raw unentitled land and PD entitled land show the subjects valued at \$20,000 per acre are below the median time adjusted sales price of \$21,251 per acre of raw unentitled land. Each of the raw land sales in the Assessor's analysis includes land both suitable for open space and possible future development. Per the Assessor's Reference Library (ARL) the level of value must not fall below raw land with no entitlements. Therefore, the Assessor's Office recommends the current 2024 values of the subjects remain unchanged.

Drigina	al Value	es							
Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0465294	0100T	3174	\$120,600	\$0	\$120,600	27.900%	\$33,650	13.3474%	\$4,491.40
	Account	Total:	\$120,600	\$0	\$120,600		\$33,650		\$4,491.40
R0465295	0100T	3174	\$2,957,800	\$0	\$2,957,800	27.900%	\$825,230	13.3474%	\$110,146.75
	Account	Total:	\$2,957,800	\$0	\$2,957,800		\$825,230		\$110,146.75
Original	Values Tot	al:	\$3,078,400	\$0	\$3,078,400		\$858,880		\$114,638.15

## 

## **Final Values**

R

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0465294	0100T	3174	\$120,600	\$0	\$120,600	27.900%	\$33,650	13.3474%	\$4,491.40
	Account	Total:	\$120,600	\$0	\$120,600		\$33,650		\$4,491.40
R0465295	0100T	3174	\$2,957,800	\$0	\$2,957,800	27.900%	\$825,230	13.3474%	\$110,146.75
	Account	Total:	\$2,957,800	\$0	\$2,957,800		\$825,230		\$110,146.75
Final	Values Tot	al:	\$3,078,400	\$0	\$3,078,400		\$858,880		\$114,638.15

## **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
R0465294	\$120,600	\$33,650	\$4,491.40	\$120,600	\$33,650	\$4,491.40	\$0.00
R0465295	\$2,957,800	\$825,230	\$110,146.75	\$2,957,800	\$825,230	\$110,146.75	\$0.00
Totals	\$3,078,400	\$858,880	\$114,638.15	\$3,078,400	\$858,880	\$114,638.15	\$0.00

Petitioner:	B&V Holdings LLC	Agent:
Parcel No.:	R0408423	Abatement Number: 202500041
Assessor's O	riginal Value: \$623,257	
Hear	ing Date: April 16, 2025	Hearing Time: 1:30 p.m.

1. The Douglas County Assessor was represented at the hearing by Click here to enter text.

- 2. The Petitioner was:
  - a.  $\Box$  present
  - b.  $\square$  not present
  - c.  $\Box$  present/represented by Click here to enter text.
  - d. Inot present/represented by Click here to enter text.

3. Assessor's Recommended Value: \$623,257 (No Change)

Petitioner's Requested Value: \$520,000

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

- 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. Dvaluation using the cost approach; and/or
  - c.  $\Box$  a valuation using the income approach; and/or
  - d. Xother Petitioner requested an administrative denial.

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

Classification: Click here to enter text.

Total Actual Value: \$623,257 (No change)

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.  $\Box \mbox{Approved}$  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.  $\Box$  Denied after abatement hearing
- d.  $\boxtimes$  Administrative Denial is Granted

**REFEREE:** 

*s/ Jeffrey Hamilton* Name

4-16-2025 Date

Abatement Log No. 202500041

# DOUGLAS COUNTY

March 24, 2025

Yu Zhang billzhang1123@gmail.com 6198 S. Alton Way Greenwood Village, CO 80111

Reference Log Number(s): 202500041 Account Number: R0408423 Owner: B & V Holdings LLC Address of Property: 10380 Ravenswood Ln.

#### **\*\*\*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. Zhang:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202500041 and is recommending denial of the petition for tax year 2024. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

- \_\_\_\_\_ I wish to withdraw my petition without any reduction in value and end any further appeal.
- X 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 **April 16, 2025** at **2:00 p.m.**

 1
 April

 Dated this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2025.

Petitioner:	B&V Holdings LLC	Agent:
Parcel No.:	R0260953	Abatement Number: 202500040
Assessor's O	riginal Value: \$639,839	
Hear	ing Date: April 16, 2025	Hearing Time: 2:00 p.m.

1. The Douglas County Assessor was represented at the hearing by Click here to enter text.

- 2. The Petitioner was:
  - a.  $\Box$  present
  - b.  $\square$  not present
  - c.  $\Box$  present/represented by Click here to enter text.
  - d. Inot present/represented by Click here to enter text.

3. Assessor's Recommended Value: \$639,839 (No change)

Petitioner's Requested Value: \$520,000

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

- 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. Dvaluation using the cost approach; and/or
  - c.  $\Box$  a valuation using the income approach; and/or
  - d. Xother Petitioner requested an administrative denial.

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

Classification: Click here to enter text.

Total Actual Value: \$639,839 (No change)

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.  $\Box \mbox{Approved}$  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.  $\Box$  Denied after abatement hearing
- d.  $\boxtimes$  Administrative Denial is Granted

**REFEREE:** 

*s/ Jeffrey Hamilton* Name

4-16-2025 Date

Abatement Log No. 202500040

Petitioner:	Mary Howard	Agent:		
Parcel No.:	R0381689	Abatement Number: 202500027 & 202500028		
Assessor's Original Value: \$787,867 (2023 and 2024)				
Hearin	g Date: April 16, 2025	Hearing Time: 2:30 p.m.		

1. The Douglas County Assessor was represented at the hearing by Kim Woodward

- 2. The Petitioner was:
  - a. 🗆 present
  - b. 🛛 not present
  - c.  $\Box$  present/represented by Click here to enter text.
  - d.  $\hfill \Box not present/represented by Click here to enter text.$

3. Assessor's Recommended Value: \$787,867 (No change)

Petitioner's Requested Value: \$787,867 (2023 and 2024)

4. Petitioner presented the following testimony and documents in support of the claim: No information was provided.

- 5. The Assessor presented the following testimony and documents in support of the Assessor's position:
  - a. Adata from sales of comparable properties which sold during the applicable time period; and /or
  - b. Dvaluation using the cost approach; and/or
  - c.  $\Box$  a valuation using the income approach; and/or
  - d.  $\Box$  other Click here to enter text.

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

Classification: (1212) Residential

Total Actual Value: \$787,867 No change)

Reasons are as follows: No information was provided to indicate that the assessor has over valued the property. The assigned value is already at the requested value of \$787,867.

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

a.  $\Box Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein$ 

b.  $\Box$  Approved in part as set forth in the Findings and Recommendations herein

- c.  $\square$  Denied after abatement hearing
- d.  $\Box$  Administrative Denial is Granted

**REFEREE:** 

Ham

s/ Jeffrey Hamilton Name

4-16-2025 Date

Abatement Log No. 202500027 & 202500028

		DETITION FOP	ABATEMENT	OR REFUND	- 2023 - 202 of taxes			104 04 ·	2025 RCD
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ounty: Doug	las		-	Dat	e Received (Use Asse	ssor's or Comm	issioners' Date	Stamp)	
ection I: Petition Date: 01/	oner, please 入名/えの <sub>Day Year</sub>	complete Section I o 25	only.						
etitioner's Name	MAI	24 HOWAR	-D						
etitioner's Mailir	ng Address:	9776 KE	ENAN ST	REET	0130				
	City or Town	LANUS DOG	State		Zip Co	de			
	ARCEL NUMBE	ER(S) 8310048 _	LOT 39	HIGHLA	R LEGAL DESCI			0.151A	ML
RO	3816	39					arty for propo	atu tay	
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'etitioner's esti	mate of valu	e: \$ 787,96 Value	57 ( 2023) ar Year	nd \$ <u>787</u> Value	<b>867</b> (20	(ear			
declare under pe or examined by me	nalty of perjuty , and to the pe	in the second degree, that st of my knowledge, inform	mation and belief, is	true, correct, and	complete.				ADDOLLA
Petitic	M Tr	Pho	pe Number (30	3 514-51					ne ya
Ву			one Number (	)	Email _				
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#### 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:		Conly for abateme		d Petitioner		
The Commissioners of D petitions for abatement or per tract, parcel, or lot of l	refund and to settle by writt and or per schedule of pers	County authorize the A ten mutual agreement onal property, in accor	any such petition for	abatement or refun	d in an amount of	
	etitioner mutually agree	e to the values and	tax abatement/re	efund of:		
Tax Year Ac	Value tual Adjustmer	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original						
the second se						
Abate/Refund Tax Year						
	Value tual Adjustmer	Adjusted ht Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Abate/Refund						- if analizable
	nt does not include accrued y Treasurer for full payment		fees associated with	h late and/or deling	uent tax payment	s, if applicable.
Petitioner Signature:				Date:		
Assessor's or Deput	y Assessor's Signatur	e:		Date:		
Section IV:	Dec	ision of the Cour (Must be completed if S				
WHEREAS, the Coun	ty Commissioners of				and lawfully ca	alled regular
meeting held on (mon	th/day/year)/	_/, at which m	eeting there were			
		the Detitioner and	the Assessment of as		otice of such m	eeting and an
opportunity to be pres	ent having been given to being been given to	presentnot prese			5565501	
Name				Name	idered the with	in notition and
	<b>present)</b> , and WHEREA lation thereto, NOW BE					
	petition be (approved-					
Year Assess	sed Value Taxes Ab	bate/Refund Y	'ear Asse	ssed Value	Taxes Abate/R	Refund
			Chairperson	of the Board of Co	ounty Commissi	oners' Signature
	Cour entioned county, do here pard of County Commiss		cio Clerk of the Bo bove and foregoin	oard of County Co g order is truly co	ommissioners ppied from the r	ecord of the
IN WITNESS WHERE	EOF, I have hereunto se	t my hand and affixe	ed the seal of said	County		
this da		,				
Noto: Abstamanta great	Month er than \$10,000 per schedu	Year le per vear must be s	ubmitted in duplicate	County Clerk's or to the Property Tay		
Note: Abatements great	er than \$10,000 per schedu	is, per year, must be e				T
Section V:			Property Tax Ac s greater than \$10,000)	ministrator		
	loard of County Comr					
	pproved in part \$		Denied fo	or the following	reason(s):	
	0		Bronst	Tax Administrator	e Signature	Date
Secretary's	s Signature		Ргорепу	y Tax Administrator	olgilature	Date

15-DPT-AR No. 920-66/15

Abatement #	202500027	Staff Appraiser	KAW		
Tax Year	2023	<b>Review Appraiser</b>	BAF		
Date Received	1/31/2025	Recommendation	Deny		
Petitioner	KEVIN HOWARD & MARY HOWARD	Reason	The Market Approach to value was used in determining		
Agent		Reason	subjects value, resulting in no change.		
Petitioner's Request	Value Too High				
Petitioner's Requested Value	\$/8/.86/	Assessor Final Review Value	\$787,867		

The subject is a good quality, 2-story dwelling located at 9779 Keenan St, in Highlands Ranch, CO. The Petitioner is appealing the 2023 valuation and requesting a value adjustment to \$787,867. The attached sales grid includes 4 comparable sales, ranging in adjusted sales prices between \$791,000 to \$805,000, with a median of \$801,000. The subject property was valued at \$787,867 for 2023 and no adjustment to value is indicated, as it is just slightly below the lowest adjusted sale price of the comparables.

### **Original Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0381689	1112	3602	\$189,265	\$0	\$189,265	6.700%	\$12,680	9.4081%	\$1,192.95
	1212	3602	\$598,602	(\$55,000)	\$543,602	6.700%	\$36,420	9.4081%	\$3,426.43
	Account	Total:	\$787,867	(\$55,000)	\$732,867		\$49,100		\$4,619.38

#### **Final Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0381689	1112	3602	\$189,265	\$0	\$189,265	6.700%	\$12,680	9.4081%	\$1,192.95
	1212	3602	\$598,602	(\$55,000)	\$543,602	6.700%	\$36,420	9.4081%	\$3,426.43
	Account	Total:	\$787,867	(\$55,000)	\$732,867		\$49,100		\$4,619.38

#### **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
R0381689	\$787,867	\$49,100	\$4,619.38	\$787,867	\$49,100	\$4,619.38	\$0.00
Totals	\$787,867	\$49,100	\$4,619.38	\$787,867	\$49,100	\$4,619.38	\$0.00

#### \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0381689	SB-001 Residential 55k Exemption	(\$55,000)

Abatement #	202500028	Staff Appraiser	KAW
Tax Year	2024	Review Appraiser	BAF
Date Received	1/31/2025	Recommendation	Deny
Petitioner	KEVIN HOWARD & MARY HOWARD	Reason	The Market Approach to value was used in determining the
Agent		Reason	subjects value, resulting in no change.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$101,001	Assessor Final Review Value	\$787 867

The subject is a good quality, 2-story dwelling located at 9779 Keenan St, in Highlands Ranch, CO. The Petitioner is appealing the 2024 valuation and requesting a value adjustment to \$787,867. The attached sales grid includes 4 comparable sales, ranging in adjusted sales prices between \$791,000 to \$805,000, with a median of \$801,000. The subject property was valued at \$787,867 for 2024 and no adjustment to value is indicated, as it is just slightly below the lowest adjusted sale price of the comparables. The Assessor is required to use valid, arms-length transactions, which occurred during the study period, to determine value for 2024, using an appraisal date of 6/30/2022. Per Colorado Revised Statutes, post appraisal date sales and current market conditions cannot be considered.

## **Original Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0381689	1112	3602	\$189,265	\$0	\$189,265	6.700%	\$12,680	9.4249%	\$1,195.08
	1212	3602	\$598,602	(\$55,000)	\$543,602	6.700%	\$36,420	9.4249%	\$3,432.55
	Account	Total:	\$787,867	(\$55,000)	\$732,867		\$49,100		\$4,627.63

#### **Final Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0381689	1112	3602	\$189,265	\$0	\$189,265	6.700%	\$12,680	9.4249%	\$1,195.08
	1212	3602	\$598,602	(\$55,000)	\$543,602	6.700%	\$36,420	9.4249%	\$3,432.55
	Account	Total:	\$787,867	(\$55,000)	\$732,867		\$49,100		\$4,627.63

#### **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
R0381689	\$787,867	\$49,100	\$4,627.63	\$787,867	\$49,100	\$4,627.63	\$0.00
Totals	\$787,867	\$49,100	\$4,627.63	\$787,867	\$49,100	\$4,627.63	\$0.00

#### \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0381689	SB-001 Residential 55k Exemption	(\$55,000)

#### DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Yu Zhang	Agent:
Parcel No.:	R0138940	Abatement Number: 202500043
Assessor's Orig	ginal Value: \$576,978	

Hearing Date: April 16, 2025 Hearing Time: 3:00 p.m.

1. The Douglas County Assessor was represented at the hearing by Click here to enter text.

- 2. The Petitioner was:
  - a. 🗆 present
  - b. 🛛 not present
  - c.  $\Box$  present/represented by Click here to enter text.
  - d. Inot present/represented by Click here to enter text.

3. Assessor's Recommended Value: \$576,978 (No change)

Petitioner's Requested Value: \$510,000

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

- 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. Dvaluation using the cost approach; and/or
  - c.  $\Box$  a valuation using the income approach; and/or
  - d. Xother Petitioner requested an administrative denial.

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

Classification: Click here to enter text.

Total Actual Value: \$576,978 (No change)

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.  $\Box \mbox{Approved}$  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.  $\Box$  Denied after abatement hearing
- d.  $\boxtimes$  Administrative Denial is Granted

**REFEREE:** 

*s/ Jeffrey Hamilton* Name

4-16-2025 Date

Abatement Log No. 202500043

# DOUGLAS COUNTY

March 24, 2025

Yu Zhang billzhang1123@gmail.com 6198 S. Alton Way Greenwood Village, CO 80111

Reference Log Number(s): 202500042 & 202500043 Account Number: R0138940 Owner: Yu Zhang Address of Property: 13528 Antares 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 Mr. Zhang:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202500042 & 202500043 and is recommending adjustment and denial of the petition for tax years 2023 & 2024. The enclosed Transmittal Sheets 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.

202500042 Yes 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.

202500043 No I wish to take an Administrative Denial which allows me to proceed to a Comp's house age are way off from the higher level of appeal. subject house.

> 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 April 16, 2025 at 3:00 p.m.

Dated this	day of	, 2025.
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#### DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner: Faran & Layda Eini

Agent:

Parcel No.: R0434291

Abatement Number: 202500004 & 202500005

Assessor's Original Value: \$2,221,500 (2023 and 2024)

Hearing Date: April 16, 2025

Hearing Time: 3:30 p.m.

1. The Douglas County Assessor was represented at the hearing by Kim Woodward

- 2. The Petitioner was:
  - a. 🛛 present
  - b.  $\Box$  not present
  - c.  $\Box$  present/represented by Click here to enter text.
  - d. Inot present/represented by Click here to enter text.

3. Assessor's Recommended Value: \$2,113,218 (2023 and 2024)

Petitioner's Requested Value: \$1,785,000 (2023) \$1,815,000 (2024)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner provided twelve comparable sales ranging in size from 4051 sf to 5504 sf with sales prices ranging from \$904,000 to \$1,875,000. He stated that he didn't think he could have sold his house for what the assessor had valued it for on 6-30-2022. He requested a value of \$1,785,000 for 2023 and \$1,815,000 for 2024.

- 5. The Assessor presented the following testimony and documents in support of the Assessor's position:
  - a. Adata from sales of comparable properties which sold during the applicable time period; and /or
  - b.  $\Box$  valuation using the cost approach; and/or
  - c.  $\Box$  a valuation using the income approach; and/or
  - d.  $\Box$  other Click here to enter text.

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

Classification: (1212) Residential

Total Actual Value: \$2,113,218 for 2023 and 2024

Reasons are as follows: Most of the sales used by the petitioner were much smaller than the subject property. The sales that were comparable were also used by the assessor. After reviewing the sales, the assessor recommended that the value be reduced to \$2,113,218, which was at the lower range of the adjusted sales. The assessor's recommendation is well supported, and the value should be reduced to \$2,113,218.

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

a.  $\Box \mbox{Approved}$  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.  $\Box$  Denied after abatement hearing
- d. 

  Administrative Denial is Granted

**REFEREE:** 

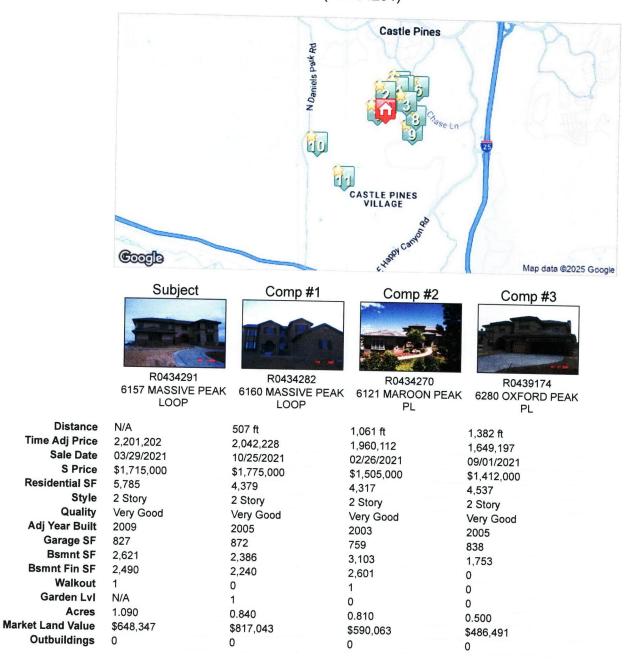
Hame

s/ Jeffrey Hamilton Name

4-16-2025 Date

Abatement Log No. 202500004 & 202500005

DOUGLAS CO ASSESSOR'S OFFICE	20250	00004-20	301 Wilcox S Office: 303 6	h, Douglas County Assessor I.   Castle Rock, CO 80104 80.7450 Fair: 303.479 9751
PETITION FOR A	BATEMENT	OR REFUN	ID OF TA	Affectived
Section I: Petitioner, please complete Se				JAN 0 2 2025
Dete: January 2 2025 Month Day Year		De	le Received	in County
Month Day Year				Douglas Control Assessor's Office
Petitioners Name: Faran and	Layda,	Eini		
	nassive	Pean Loo	6	
Castle Rock	60	_	801	and the second
	State		Zip Cod	
ROY34291	6157 M		SCRIPTION O	
	Cashe	Roch	(D	Loup
			· w	010
declare, under penalty of periury in the second degree	owiedge, information, ar	nd belief, is true, con	panying exhibit rect, and compl	s or statements, has been etc.
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declare, under penalty of perjury in the second degree repared or examined by me, and to the best of my known in the second degree	Daytime Email	ther with any accommod belief, is true, component to $p_{1}^{(1)}$ belief, is true, component $p_{1}^{(2)}$ belief $p_{2}^{(2)}$ belie	1001919 exhibit Tect, and compl 100193 22 i m: (0	s or statements, has been ele. $Y - 7455$
declare, under penalty of perjury in the second degree prepared or examined by me, and to the best of my known Petitioner's Signature Agent's Signature* LETTER OF AGENCY Rise Printed Name:	EQUIRED Email_	ther with any accommod belief, is true, component Number ( $-\alpha y d \alpha - \alpha$ Phone Number ( Phone Number (	1000000000000000000000000000000000000	a or statements, has been etc. <u>4-7455</u> <u>9 Jah 00. Com</u> 52-1599
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declare, under penalty of perjury in the second degree repared or examined by me, and 10 like best of my know Petitioner's Signature Agent's Signature' LETTER OF AGENCY Rill rinted Name: the Board of County Commissioners, pursuant to § 31 anies the petition for refund or abatement of taxes in v or the provisions of § 39-2-125, C.R.S., within thirty day ection II: Assess	B-10-114(1), C.R.S., or whole or in part, the Pet rs of the entry of any su BOT'S Recomme	ther with any accomend belief, is true, comend belief, is the property Tax Accomendation for the comendation of the comen	Tax Year	s or statements, has been etc. 4-7455 52-1599 suant to \$ 39-2-116, C.R.S., Assessment Appeals pursuant 8.
declare, under penalty of perjury in the second degree repared or examined by me, and to the best of my known of the petitioner's Signature         Petitioner's Signature         Agent's Signature         LETTER OF AGENCY Right         the Board of County Commissioners, pursuant to § 30 and the petition for refund or abatement of taxes in visite provisions of § 39-2-125, C.R.S., within thirty day ection II:         Assess (Interpretent of taxes in visite provisions of § 39-2-125, C.R.S., within thirty day ection II:	EQUIRED Daytime EQUIRED Daytime EQUIRED Email_ 9-10-114(1), C.R.S., or whole or in part, the Pet rs of the antry of any su BOT'S Recomme For Assessor's Use Of Tax	ther with any accomend belief, is true, control belief, is the property Tax Actioner may appeal to the charge on the second s	tranying exhibit rect, and compl 22; mt (0 720) 2 ministrator, pur o the Board of / 2-114.5(1), C.R.	s or statements, has been etc. 4-7455 52-1599 suant to \$ 39-2-116, C.R.S., Assessment Appeals pursuant 8.
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declare, under penalty of perjury in the second degree prepared or examined by me, and 10 like best of my known Petitioner's Signature' LETTER OF AGENCY River Agent's Signature' LETTER OF AGENCY River Printed Name:	Daytime Email EQUIREDDaytime EQUIREDDaytime EQUIRED B-10-114(1), C.R.S., or whole or in part, the Pet rs of the entry of any su tor's Recomme For Assessor's Use Or  Tax  d above. of overvaluation, no ab hination has been mailer (If a protest was filed, (If a protest was filed,	ther with any accomend belief, is true, comend belief,	tranying exhibit rect, and compl 10093 22 i mt (0 120) 2 Immistrator, pur o the Board of / D-114.5(1), C.R Tax Year Asser d taxes shall be 39-10-114(1)(a)	a or statements, has been etc. <u>Y-7455</u> <u>Yah &amp; com</u> <u>52-1599</u> suant to § 39-2-116, C.R.S., Assessment Appeals pursuant s. made # an objection or protes (I)(D), C.R.S.



	Subject	Comp #4	Comp #5 For the second	Comp #6 For the second
Distance	N/A	1,538 ft	1,850 ft	2.494 ft
Time Adj Price	2,201,202	1,488,000	1,839,510	
Sale Date	03/29/2021	08/26/2022	07/14/2021	1,697,678 01/31/2022
S Price	\$1,715,000	\$1,500,000	\$1,525,000	
<b>Residential SF</b>	5,785	4,051	4,717	\$1,553,600 4,386
Style	2 Story	2 Story	2 Story	
Quality	Very Good	Very Good	Very Good	2 Story
Adj Year Built	2009	2008	2007	Very Good 2007
Garage SF	827	828	838	839
Bsmnt SF	2,621	2,064	2.414	2,380
Bsmnt Fin SF	2,490	0	2,353	0
Walkout	1	0	1	0
Garden Lvl	N/A	0	0	1
Acres	1.090	0.450	0.590	0.820
Market Land Value	\$648,347	\$465,388	\$558,104	\$641,047
Outbuildings	0	0	0	0

	Subject	Comp #7	Comp #8	Comp #9
	R0434291 6157 MASSIVE PEAK LOOP		R0439197 6215 OXFORD PEAK	
	LOOP	POINT PL	LN	LN
Distance	N/A	1,923 ft	1,952 ft	2,165 ft
<b>Time Adj Price</b>	2,201,202	1,463,937	1,571,897	1,278,467
Sale Date	03/29/2021	08/13/2020	04/19/2021	08/10/2020
S Price	\$1,715,000	\$1,034,000	\$1,250,000	\$904,000
<b>Residential SF</b>	5,785	4,337	4,051	4,503
Style	2 Story	2 Story	2 Story	2 Story
Quality	Very Good	Very Good	Very Good	Very Good
Adj Year Built	2009	2006	2005	2004
Garage SF	827	875	828	838
Bsmnt SF	2,621	2,344	2,064	1,684
Bsmnt Fin SF	2,490	0	1,700	0
Walkout	1	0	0	0
Garden Lvl	N/A	0	0	0
Acres	1.090	0.650	0.420	0.480
Market Land Value	\$648,347	\$543,295	\$452,067	\$492,549
Outbuildings	0	0	0	0

	Subject	Comp #10	Comp #11	Comp #12
	R0434291 6157 MASSIVE PEAK	R0365178	R0337496	R0434308
	LOOP	816 MOFFAT CT	145 CAPULIN PL	6191 MASSIVE PEAK CIR
Distance	N/A	0.88 miles	0.92 miles	266 ft
Time Adj Price	2,201,202	1,707,676	2,191,012	2,349,321
Sale Date	03/29/2021	05/23/2022	09/08/2021	07/02/2020
S Price	\$1,715,000	\$1,676,000	\$1,875,000	\$1,650,000
<b>Residential SF</b>	5,785	4,075	5,504	5.315
Style	2 Story	2 Story	2 Story	2 Story
Quality	Very Good	Very Good	Very Good	Very Good
Adj Year Built	2009	1997	1997	2003
Garage SF	827	1,057	1,064	827
Bsmnt SF	2,621	2,228	3,417	2,757
Bsmnt Fin SF	2,490	2,116	2,862	2,333
Walkout	1	1	1	1
Garden Lvl	N/A	0	0	0
Acres	1.090	0.451	1.000	0.890
Market Land Value	\$648,347	\$475,004	\$879,259	\$663,536
Outbuildings	0	0	0	0







R0434291



R0434292 LOOP

N/A

1,656,000

09/29/2023

\$1,700,000

Very Good

4,355

2006

2,328

2,000

1

0

N/A

0.850

\$608,239

845

2 Story

Distance **Time Adj Price** Sale Date **S** Price **Residential SF** Style Quality Adj Year Built Garage SF **Bsmnt SF Bsmnt Fin SF** Walkout Garden LvI Acres **Market Land Value** Outbuildings

6159 MASSIVE PEAK 6157 MASSIVE PEAK LOOP 219 ft 2,201,202 03/29/2021 \$1,715,000 5,785 2 Story Very Good 2009 827 2,621 2,490 1 0 1.090 \$648,347 0

Comp #2



R0439149 6293 ELLINGWOOD POINT WAY

1,709 ft 1,488,000 08/26/2022 \$1,500,000 4,051 2 Story Very Good 2008 828 2,064 0 0 0 0.450 \$465,388

0

#### **Brenda Davis**

From:	Layda Eini <layda_azimi@yahoo.com></layda_azimi@yahoo.com>
Sent:	Thursday, January 2, 2025 7:40 PM
То:	Brenda Davis
Subject:	R0434291- 6157 Massive Peak Loop
Attachments:	ASSESSOR'S OFFICE.pdf; R0434291 2020 2022.pdf; R0434292 2022 2024.pdf

Hello Brenda,

I was really nice talking to you today and you were really helpful. Please see attached Petition for abatement for 2023 and 2024.

Please let me know if I'm missing anything else. Thank you

Abatement #	202500004	Staff Appraiser	KAW
Tax Year	2023	Review Appraiser	BAF
Date Received	1/2/2025	Recommendation	Revised as per Hearing Officer's recommendation
Petitioner	FARAN EINI & LAYDA EINI	Reason	A review of comparable sales within your neighborhood
Agent		Reason	indicates an adjustment to value is warranted.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,785,000	Assessor Final Review Value	\$2,113,218

Original Recommendation: The subject is a very good quality, 2-story dwelling located at 6157 Massive Peak Loop, Castle Rock. The Petitioner is appealing the 2023 valuation and requesting a value adjustment to \$1,785,000. The subject property sold during the study period, on 3/29/21 for \$1,715,000 and has an adjusted TASP (time adjusted sales price) of \$2,201,202. Petitioner provided 12 comparables for consideration. The attached sales grid includes 6 comparable sales, which includes the subject property, along with 3 of the Petitioner's comps. The adjusted comparable sales range from \$2,063,850 to \$2,507,668, with a median of \$2,157,200. Based on the adjusted comparables sales, the market analysis indicates an adjustment to \$2,157,000 for 2023. 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 6/30/2022. Per Colorado Revised Statutes, post appraisal date sales and current market conditions cannot be considered. Hearing Officer Recommendation: **Further adjusted at the 4/16/25 hearing based on comparable sales**.

#### **Original Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0434291	1112	3474	\$648,347	\$0	\$648,347	6.700%	\$43,440	11.8334%	\$5,140.43
	1212	3474	\$1,573,153	(\$55,000)	\$1,518,153	6.700%	\$101,720	11.8334%	\$12,036.93
	Account	Total:	\$2,221,500	(\$55,000)	\$2,166,500		\$145,160		\$17,177.36

#### **Final Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0434291	1112	3474	\$648,347	\$0	\$648,347	6.700%	\$43,440	11.8334%	\$5,140.43
	1212	3474	\$1,464,871	(\$55,000)	\$1,409,871	6.700%	\$94,460	11.8334%	\$11,177.83
	Account	Total:	\$2,113,218	(\$55,000)	\$2,058,218		\$137,900		\$16,318.26

#### **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
R0434291	\$2,221,500	\$145,160	\$17,177.36	\$2,113,218	\$137,900	\$16,318.26	\$859.10
Totals	\$2,221,500	\$145,160	\$17,177.36	\$2,113,218	\$137,900	\$16,318.26	\$859.10

#### \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0434291	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
R0434291	\$17,177.36	\$16,318.26	\$859.10	\$534.05	\$507.33	(\$26.72)	\$832.38
Totals	\$17,177.36	\$16,318.26	\$859.10	\$534.05	\$507.33	(\$26.72)	\$832.38

Abatement #	202500005	Staff Appraiser	KAW		
Tax Year	2024	Review Appraiser	BAF		
Date Received	1/2/2025	Recommendation	Revised as per Hearing Officer's recommendation		
Petitioner	FARAN EINI & LAYDA EINI	Reason	A review of comparable sales within your neighborhood		
Agent		Reason	indicates an adjustment to value is warranted.		
Petitioner's Request	Value Too High				
Petitioner's Requested Value	\$1,815,000	Assessor Final Review Value	\$2,113,218		

Original Recommendation: The subject is a very good quality, 2-story dwelling located at 6157 Massive Peak Loop, Castle Rock. The Petitioner is appealing the 2023 valuation and requesting a value adjustment to \$1,815,000. The subject property sold during the study period, on 3/29/21 for \$1,715,000 and has an adjusted TASP (time adjusted sales price) of \$2,201,202. Petitioner provided 12 comparables for consideration. The attached sales grid includes 6 comparable sales, which includes the subject property, along with 3 of the Petitioner's comps. The adjusted comparable sales range from \$2,063,850 to \$2,507,668, with a median of \$2,157,200. Based on the adjusted comparables sales, the market analysis indicates an adjustment to \$2,157,000 for 2023. 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 6/30/2022. Per Colorado Revised Statutes, post appraisal date sales and current market conditions cannot be considered. Hearing Officer Recommendation: **Further adjusted at the 4/16/25 hearing based on comparable sales.** 

## **Original Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0434291	1112	3474	\$648,347	\$0	\$648,347	6.700%	\$43,440	11.7412%	\$5,100.38
	1212	3474	\$1,573,153	(\$55,000)	\$1,518,153	6.700%	\$101,720	11.7412%	\$11,943.15
	Account	Total:	\$2,221,500	(\$55,000)	\$2,166,500		\$145,160		\$17,043.53

#### **Final Values**

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0434291	1112	3474	\$648,347	\$0	\$648,347	6.700%	\$43,440	11.7412%	\$5,100.38
	1212	3474	\$1,464,871	(\$55,000)	\$1,409,871	6.700%	\$94,460	11.7412%	\$11,090.74
	Account	Total:	\$2,113,218	(\$55,000)	\$2,058,218		\$137,900		\$16,191.12

#### **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
R0434291	\$2,221,500	\$145,160	\$17,043.53	\$2,113,218	\$137,900	\$16,191.12	\$852.41
Totals	\$2,221,500	\$145,160	\$17,043.53	\$2,113,218	\$137,900	\$16,191.12	\$852.41

#### \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0434291	SB-001 Residential 55k Exemption	(\$55,000)