

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Jefferson Silva

Agent:

Parcel No.: R0428036

Abatement Number: 202500007 & 202500008

Assessor's Original Value: \$804,548 for 2023 and 2024

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. ☐ present/represented by [Click here to enter text.](#)
 - d. ☐ not 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. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☐ other [Click here to enter text.](#)

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

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

REFEREE:



s/ Jeffrey Hamilton
Name

4-16-2025
Date

Abatement Log No. 202500007 & 202500008



Toby Damisch, Douglas County Assessor
301 Wilcox St. | Castle Rock, CO 80104
Office: 303.660.7450 Fax: 303.479.9751

Received

PETITION FOR ABATEMENT OR REFUND OF TAXES

JAN 05 2025

Section I: Petitioner, please complete Section I only.

Date: January 5, 2025
Month Day Year

Date Received January 5, 2025 **Douglas County Assessor's Office**

Petitioner's Name: Jefferson Silva

Petitioner's Mailing Address: 10695 Cliffrose Way

Highlands Ranch CO 80130
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0428036</u>	<u>10695 Cliffrose Way, Highlands Ranch, CO 80130</u>

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 2023, 2024 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.)

Petitioner's estimate of value: \$ 350,000 (2023) and \$ 400,000 (2024)
Value Year 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

Daytime Phone Number (513) 235-3434

Email scalabrin@gmail.com

By Agent's Signature* LETTER OF AGENCY REQUIRED

Daytime Phone Number ()

Printed Name: _____ Email _____

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)

	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)
Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ Assessor recommends denial for the following reason(s): _____

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

	Tax Year _____			Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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 **DOUGLAS 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 **TOBY DAMISCH** (*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	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

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

Transmittal Sheet for Abatement #: 202500007

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 subjects value, resulting in no change.
Agent			
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)

Transmittal Sheet for Abatement #: 202500008

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 subjects value, resulting in no change.
Agent			
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)

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Kourosh Tavatly

Agent:

Parcel No.: R0333823

Abatement Number: 202500036 & 202500037

Assessor's Original Value: \$523,641 for 2023 and 2024

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. ☐ present/represented by [Click here to enter text.](#)
- d. ☐ not 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. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☐ other [Click here to enter text.](#)

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

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

REFEREE:



s/ Jeffrey Hamilton
Name

4-16-2025
Date

Abatement Log No. 202500036 & 202500037

PETITION FOR ABATEMENT OR REFUND OF TAXES

**DCASSESSOR
FEB 06 2025 RCD**

County: _____

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

Section I: Petitioner, please complete Section I only.

Date: 2/4/2025
Month Day Year

Petitioner's Name: Kourash Tavatly
Petitioner's Mailing Address: PO Box 1131
Castle Rock State CO Zip Code 80104
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) 250708101006
R0333823 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
612 N. Brentwood Ct.
Castle Rock, CO 80104

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) _____ and _____ 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.)

Petitioner's estimate of value: \$ 375000 (2023) and \$ Same (2024)
Value Year 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.

Kourash Phone Number (303) 660-8502 Email ktavatly@gmail.com
Petitioner's Signature

By _____ Phone Number () _____ Email _____
Agent's Signature*

*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)					
Tax Year _____		Value	Adjusted	Assessment	Assessed	Mill	
	Actual	Adjustment	Actual	Rate	Value	Levy	Tax
Original	_____	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____	_____
Tax Year _____		Value	Adjusted	Assessment	Assessed	Mill	
	Actual	Adjustment	Actual	Rate	Value	Levy	Tax
Original	_____	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.							
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(I)(D), C.R.S.							
Tax year: _____ Protest?		<input type="checkbox"/> No		<input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
Tax year: _____ Protest?		<input type="checkbox"/> No		<input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):							
_____ 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	_____	_____	_____	_____	_____	_____	_____
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 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 (month/day/year) ____/____/____, at which meeting there were present the following members: _____ 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

(being present--not present) and Petitioner _____

(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 the petition be (**approved--approved in part--denied**) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	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 abatement petition, is hereby

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

Secretary's Signature

Property Tax Administrator's Signature

Date

Transmittal Sheet for Abatement #: 202500036

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 subjects value, resulting in no change.
Agent			
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	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

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)

Transmittal Sheet for Abatement #: 202500037

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 subjects value, resulting in no change.
Agent			
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	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

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)

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Igor Kiriya

Agent:

Parcel No.: R0496982

Abatement Number: 202500048 & 202500049

Assessor's Original Value: \$812,535 for 2023 and 2024

Hearing Date: April 16, 2025

Hearing Time: 12:00 p.m.

1. The Douglas County Assessor was represented at the hearing by Rudolph Largaespada
2. The Petitioner was:
 - a. ☐ present
 - b. ☒ not present
 - c. ☐ present/represented by [Click here to enter text.](#)
 - d. ☐ not present/represented by [Click here to enter text.](#)
3. Assessor's Recommended Value: \$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. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☐ other [Click here to enter text.](#)

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

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

REFEREE:



s/ Jeffrey Hamilton
Name

4-16-2025
Date

Abatement Log No. 202500048 & 202500049

202500048-2023
202500049-2024
PETITION FOR ABATEMENT OR REFUND OF TAXES

County: _____

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

Section I: Petitioner, please complete Section I only.

Date: 02 11 2025
Month Day Year

Petitioner's Name: IGOR KIRIYENYA
Petitioner's Mailing Address: 8796 GINKGO LOOP
PARKER CO 80134
City or Town State Zip Code

Received

FEB 18 2025

Douglas County
Assessor's Office

SCHEDULE OR PARCEL NUMBER(S)
223305307017
R0496982

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
8796 GINKGO LOOP
PARKER, CO 80134

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2023 and 2024 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.)

Petitioner's estimate of value: \$ 647,729 2023 and \$ 647,729 2024
Value Year 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 _____

Phone Number (203) 5704527 Email KIRIYENYA@GMAIL.CO

By _____
Agent's Signature

Phone Number () 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)

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

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: _____ Protest? ☐ No

☐ Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: _____ Protest? ☐ No

☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ Assessor recommends denial for the following reason(s): _____

Assessor's or Deputy Assessor's Signature _____

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.

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.

Tax Year

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							
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 amount due to the state.

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 Signature: _____

Date: _____

Assessor's or Deputy Assessor's Signature: _____

Date: _____

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on (month/day/year) ____/____/____, at which meeting there were present the following members:

_____ 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 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 the petition be (~~approved~~-approved in part-denied) with an abatement/refund as follows:

Names

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
------	----------------	--------------------	------	----------------	--------------------

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
to the Property Tax Administrator for review.

The action of the Board of County Commissioners, relative to this abatement petition, is hereby
☐ Approved ☐ Approved in part \$ _____ ☐ Denied for the following reason(s):

Secretary's Signature

Property Tax Administrator's Signature

Date _____

Hello, dear clerk.

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

I believe that my property market price is much lower 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 Kiriya

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®: \$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: Becky Ann Fischer
Sent: Tuesday, February 18, 2025 8:57 AM
To: Brenda Davis
Subject: FW: Abatement
Attachments: 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 kiriyenya@gmail.com

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

Transmittal Sheet for Abatement #: 202500048

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 subjects value, resulting in no change.
Agent			
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)

Transmittal Sheet for Abatement #: 202500049

Abatement #	202500049	Staff Appraiser	REL
Tax Year	2024	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 subjects value, resulting in no change.
Agent			
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)

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Galbreath Family Partnership

Agent: Brad White

Parcel No.: R0465294+

Abatement Number: 202500029

Assessor's Original Value: R0465294 - \$120,600 (2024) R0465295 - \$2,957,800 (2024)

Hearing 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. ☐ not present
 - c. ☒ present/represented by Brad White
 - d. ☐ not 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 \$1,661,671.

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

- a. ☒ data from sales of comparable properties which sold during the applicable time period; and /or
- b. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☒ other: 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. ☐ Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. ☐ Approved in part as set forth in the Findings and Recommendations herein
- c. ☒ Denied after abatement hearing
- d. ☐ Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton
Name

4-16-2025
Date

Abatement Log No. 202500029

202500029-2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: DouglasDate Received _____
(Use Assessor's or Commissioners' Date Stamp)**Section I:** Petitioner, please complete Section I only.**Received**Date: 02/03/2025
Month Day Year

FEB 03 2025

Petitioner's Name: Galbreath Family Partnership**Douglas County
Assessor's Office**Petitioner's Mailing Address: 10119 Longview Drive
Lone Tree CO 80124

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)234912101002 R0465295234912101001 R0465294**PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY**

Tract A-1 Reata South 1 st Amendment 147.89 AM/L RLTD 0465294

Lot 142 Reata South 1 6.03 AM/L RLTD0465295

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 2024 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.)

Petitioner's estimate of value: \$1661671 (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.

Jim Galbreath

Petitioner's Signature

Daytime Phone Number ()

Email jgalbreath0@gmail.comBy _____
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)

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

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)☐ Assessor recommends denial for the following reason(s):_____
Assessor's or Deputy Assessor's Signature

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 9th 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 9th Amendment.
- Unusable 77.95 acres
- Usable 65.25 acres.
 - Lot 142 6 acres separate assessed value.
- **Valuation per acre.**
 - $\$2,957,800 / 146.50 = \$20,148.50$
- Actual value per the recorded PD
- **Usable** acreage would be as follows:
 - $65.26 - 6 = 59.26$
 - **Actual Value:** \$1,193,970.48 ($59.25 \times \$20,148$)
 - **Assessed Value:** \$79,996.02 ($1,193,970.48 \times 6.7\% =$)
 - **Mill Levy:** 146.808
 - **Tax Rate:** 14.6808%
 - **Estimated Tax:** \$11,744.05 ($79,996.02 \times 14.6808\% =$)
- **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 ($6,000.02 \times 77.97$)
 - **Assessed Value:** \$31,336.00 ($467,701.55 \times 6.7\%$)
 - **Mill Levy:** 146.808
 - **Tax Rate:** 14.6808%
 - **Estimated Tax:** \$4,600.37 ($31,336 \times 14.6806 =$)
- 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: Assessors
Sent: Monday, February 3, 2025 2:58 PM
To: Brenda Davis
Subject: FW: 1 year petition for property taxes
Attachments: 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.

Transmittal Sheet for Abatement #: 202500029

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

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.

Original Values

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 Total:			\$3,078,400	\$0	\$3,078,400		\$858,880		\$114,638.15

Final Values

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 Total:			\$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

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: B&V Holdings LLC

Agent:

Parcel No.: R0408423

Abatement Number: 202500041

Assessor's Original Value: \$623,257

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

3. Assessor's Recommended Value: \$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. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☒ other Petitioner requested an administrative denial.

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

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

REFEREE:



s/ Jeffrey Hamilton
Name

4-16-2025
Date

Abatement Log No. 202500041



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.**

Dated this 1 day of April , 2025.

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: B&V Holdings LLC

Agent:

Parcel No.: R0260953

Abatement Number: 202500040

Assessor's Original Value: \$639,839

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

3. Assessor's Recommended Value: \$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. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☒ other Petitioner requested an administrative denial.

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

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

REFEREE:



s/ Jeffrey Hamilton
Name

4-16-2025
Date

Abatement Log No. 202500040

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Mary Howard

Agent:

Parcel No.: R0381689

Abatement Number: 202500027 & 202500028

Assessor's Original Value: \$787,867 (2023 and 2024)

Hearing 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. ☐ present/represented by [Click here to enter text.](#)
- d. ☐ 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. ☒ data from sales of comparable properties which sold during the applicable time period; and /or
- b. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☐ other [Click here to enter text.](#)

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

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

REFEREE:



s/ Jeffrey Hamilton
Name

4-16-2025
Date

Abatement Log No. 202500027 & 202500028

202500027-2023
202500028-2024

DCASSESSOR

JAN 31 2025 RCD

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: 01/29/2025
Month Day Year

Petitioner's Name: MARY HOWARD
Petitioner's Mailing Address: 9776 KEENAN STREET
HIGHLANDS RANCH CO 80130
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)

Parcel #: 223108310048

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

LOT 39 HIGHLANDS RANCH #117-D 0.51AM/L

20381689

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2023 and 2024 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.)

Petitioner's estimate of value: \$ 787,867 (2023) and \$ 787,867 (2024)
Value Year 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.

Mary Howard Phone Number (303) 514-5112 Email MARY_CATALANO-HOWARD@yahoo.com
Petitioner's Signature

By _____ Phone Number () _____ Email _____
Agent's Signature*

*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)

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

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

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)
Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

(Section III or Section IV must be completed)

Section III:

(Only for abatements up to \$10,000)

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

Date: _____

(Must be completed if Section III does not apply)

(For all abatements greater than \$10,000)

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

Transmittal Sheet for Abatement #: 202500027

Abatement #	202500027	Staff Appraiser	KAW
Tax Year	2023	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 subjects value, resulting in no change.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$787,867	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)

Transmittal Sheet for Abatement #: 202500028

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 subjects value, resulting in no change.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$787,867	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 Original 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. ☐ present/represented by [Click here to enter text.](#)

d. ☐ not 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. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☒ other Petitioner requested an administrative denial.

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

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

REFEREE:



s/ Jeffrey Hamilton
Name

4-16-2025
Date

Abatement Log No. 202500043



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
Comp's house age
are way off from the
subject house.
_____ 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 3:00 p.m.

Dated this _____ day of _____, 2025.

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

3. Assessor's Recommended Value: \$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. ☒ data from sales of comparable properties which sold during the applicable time period; and /or
- b. ☐ valuation using the cost approach; and/or
- c. ☐ a valuation using the income approach; and/or
- d. ☐ other [Click here to enter text.](#)

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

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

REFEREE:



s/ Jeffrey Hamilton
Name

4-16-2025
Date

Abatement Log No. 202500004 & 202500005

202500004-2023
202500005-2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

Received

Section I: Petitioner, please complete Section I only.

Date: January 2 2025
Month Day Year

Date Received JAN 02 2025
Douglas County
Assessor's Office

Petitioner's Name: Faran and Layda Eini
Petitioner's Mailing Address: 6157 Massive Peak Loop
Castle Rock CO 80108
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0434291</u>	<u>6157 Massive Peak Loop</u> <u>Castle Rock, CO 80108</u>

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 2023-2024 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.)

Petitioner's estimate of value: \$ 1,785,000 (2023) and \$ 1,815,000 (2024)
Value Year 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 [Signature] Daytime Phone Number (720) 934-7455
Email Layda_azimi@yahoo.com

By [Signature] Agent's Signature* LETTER OF AGENCY REQUIRED Daytime Phone Number (720) 252-1599

Printed Name: _____ Email: _____

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)

	Tax Year _____				Tax Year _____		
	Actual	Assessed	Tax		Actual	Assessed	Tax
Original	_____	_____	_____		_____	_____	_____
Corrected	_____	_____	_____		_____	_____	_____
Abate/Refund	_____	_____	_____		_____	_____	_____

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(IX)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)
Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

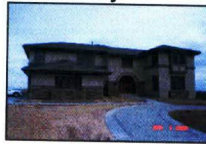
☐ Assessor recommends denial for the following reason(s): _____

Assessor's or Deputy Assessor's Signature _____

Comparable Report: 6157 MASSIVE PEAK LOOP (R0434291)



Subject



R0434291
6157 MASSIVE PEAK
LOOP

Comp #1



R0434282
6160 MASSIVE PEAK
LOOP

Comp #2



R0434270
6121 MAROON PEAK
PL

Comp #3



R0439174
6280 OXFORD PEAK
PL

Distance	N/A	507 ft	1,061 ft	1,382 ft
Time Adj Price	2,201,202	2,042,228	1,960,112	1,649,197
Sale Date	03/29/2021	10/25/2021	02/26/2021	09/01/2021
S Price	\$1,715,000	\$1,775,000	\$1,505,000	\$1,412,000
Residential SF	5,785	4,379	4,317	4,537
Style	2 Story	2 Story	2 Story	2 Story
Quality	Very Good	Very Good	Very Good	Very Good
Adj Year Built	2009	2005	2003	2005
Garage SF	827	872	759	838
Bsmnt SF	2,621	2,386	3,103	1,753
Bsmnt Fin SF	2,490	2,240	2,601	0
Walkout	1	0	1	0
Garden Lvl	N/A	1	0	0
Acres	1.090	0.840	0.810	0.500
Market Land Value	\$648,347	\$817,043	\$590,063	\$486,491
Outbuildings	0	0	0	0

Comparable Report: 6157 MASSIVE PEAK LOOP (R0434291)

Subject



R0434291
6157 MASSIVE PEAK
LOOP

Comp #4



R0439149
6293 ELLINGWOOD
POINT WAY

Comp #5



R0439128
6308 ELLINGWOOD
POINT PL

Comp #6



R0439143
6239 OXFORD PEAK
LN

Distance	N/A	1,538 ft	1,850 ft	2,494 ft
Time Adj Price	2,201,202	1,488,000	1,839,510	1,697,678
Sale Date	03/29/2021	08/26/2022	07/14/2021	01/31/2022
S Price	\$1,715,000	\$1,500,000	\$1,525,000	\$1,553,600
Residential SF	5,785	4,051	4,717	4,386
Style	2 Story	2 Story	2 Story	2 Story
Quality	Very Good	Very Good	Very Good	Very Good
Adj Year Built	2009	2008	2007	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

Comparable Report: 6157 MASSIVE PEAK LOOP (R0434291)

Subject



R0434291
6157 MASSIVE PEAK
LOOP

Comp #7



R0439130
6304 ELLINGWOOD
POINT PL

Comp #8



R0439197
6215 OXFORD PEAK
LN

Comp #9



R0439190
6201 OXFORD PEAK
LN

Distance	N/A	1,923 ft	1,952 ft	2,165 ft
Time Adj Price	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
Residential SF	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

Comparable Report: 6157 MASSIVE PEAK LOOP (R0434291)

Subject



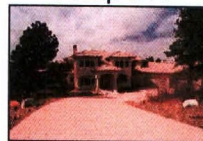
R0434291
6157 MASSIVE PEAK
LOOP

Comp #10



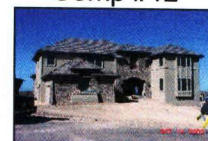
R0365178
816 MOFFAT CT

Comp #11



R0337496
145 CAPULIN PL

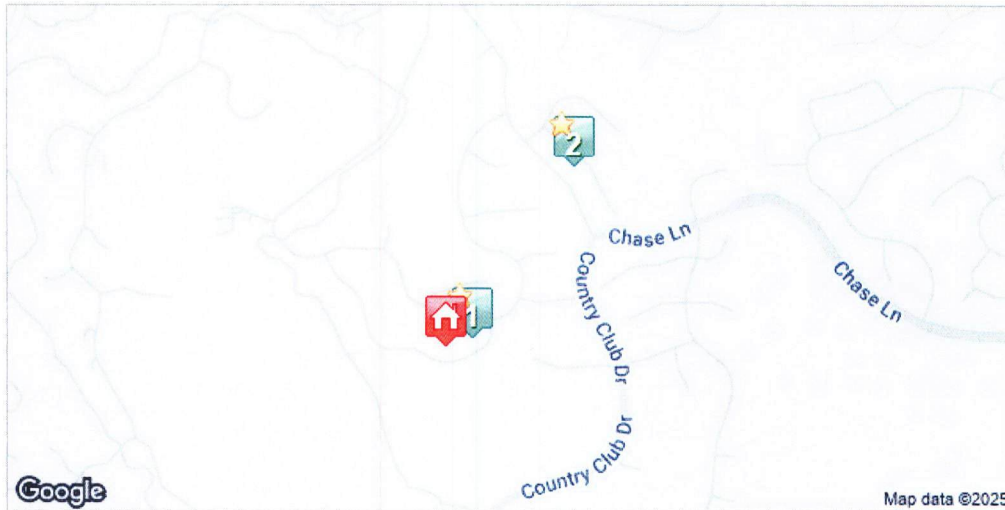
Comp #12



R0434308
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
Residential SF	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

Comparable Report: 6159 MASSIVE PEAK LOOP (R0434292)



Subject



R0434292
6159 MASSIVE PEAK
LOOP

Comp #1



R0434291
6157 MASSIVE PEAK
LOOP

Comp #2



R0439149
6293 ELLINGWOOD
POINT WAY

Distance	N/A	219 ft	1,709 ft
Time Adj Price	1,656,000	2,201,202	1,488,000
Sale Date	09/29/2023	03/29/2021	08/26/2022
S Price	\$1,700,000	\$1,715,000	\$1,500,000
Residential SF	4,355	5,785	4,051
Style	2 Story	2 Story	2 Story
Quality	Very Good	Very Good	Very Good
Adj Year Built	2006	2009	2008
Garage SF	845	827	828
Bsmnt SF	2,328	2,621	2,064
Bsmnt Fin SF	2,000	2,490	0
Walkout	1	1	0
Garden Lvl	N/A	0	0
Acres	0.850	1.090	0.450
Market Land Value	\$608,239	\$648,347	\$465,388
Outbuildings	0	0	0

Brenda Davis

From: Layda Eini <layda_azimi@yahoo.com>
Sent: Thursday, January 2, 2025 7:40 PM
To: 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

Transmittal Sheet for Abatement #: 202500004

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 indicates an adjustment to value is warranted.
Agent			
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

Transmittal Sheet for Abatement #: 202500005

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 indicates an adjustment to value is warranted.
Agent			
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)