



February 20, 2026

David Johnson
appeals@jcsco.com
Joseph C. Sansone Company
18040 Edison Ave.
Chesterfield, MO 63005

Reference Log Number(s): 202600023 & 202600024
Account Number: R0436542
Owner: 270-280 Lincoln St. LLC
Address of Property: 556 Village Square 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. Johnson:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600023 & 202600024 and is recommending denial of the petition for tax year 2023 & 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.

sj-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 **March 18, 2026 at 4:00 p.m.**

Dated this 20 day of February, 2026.



February 20, 2026

David Johnson
appeals@jcsco.com
Joseph C. Sansone Company
18040 Edison Ave.
Chesterfield, MO 63005

Reference Log Number(s): 202600019 & 202600019
Account Number: R0406053
Owner: Espree Land LLC
Address of Property: 5811 Gleneagles Village Parkway

*****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. Johnson:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600019 & 202600019 and is recommending denial of the petition for tax year 2023 & 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.

JD *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 **March 18, 2026 at 3:00 p.m.**

Dated this *20th* day of *February* , 2026.



February 20, 2026

David Johnson
appeals@jcsco.com
Joseph C. Sansone Company
18040 Edison Ave.
Chesterfield, MO 63005

Reference Log Number(s): 202600021 & 202600022
Account Number: R0610333
Owner: Jackalope Properties LLC
Address of Property: 19850 Cockriel 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. Johnson:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600021 & 202600022 and is recommending denial of the petition for tax year 2023 & 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.

DJ. 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 **March 18, 2026 at 3:30 p.m.**

Dated this 20th day of February, 2026.



February 20, 2026

David Johnson
appeals@jcsco.com
Joseph C. Sansone Company
18040 Edison Ave.
Chesterfield, MO 63005

Reference Log Number(s): 202600017 & 202600018
Account Number: R0465088
Owner: Okanco
Address of Property: 3159 N. Commerce Ct.

*****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. Johnson:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600017 & 202600018 and is recommending denial of the petition for tax year 2023 & 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.

2/21 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 **March 18, 2026 at 2:30 p.m.**

Dated this 20th day of February, 2026.

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Okanco

Agent: David Johnson

Parcel No.: R0465088

Abatement Number: 202600017 & 202600018

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: March 18, 2026

Hearing Time: 2:30 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: [Click here to enter text.](#)

Petitioner's Requested Value: [Click here to enter text.](#)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested an administrative denial prior to the hearing.

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

Total Actual Value: [Click here to enter text.](#)

Reasons are as follows: The petitioner requested an administrative denial prior to the hearing

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

3/18/2026
Date

Abatement Log No. 202600017 & 202600018

202600017-2023
202600018-2024

Mail Correspondence to:
Joseph C. Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005
DCASSESSOR
DEC 29 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: 12-12-25
Month Day Year

Petitioner's Name: OKANCO
Petitioner's Mailing Address: Joseph C. Sansone Company Attn: David Johnson 18040 Edison Avenue
Chesterfield MO 63005
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0465088</u>	<u>3159 N Commerce Ct Castle Rock, CO 80109</u>

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.) The Assessor's opinion of value exceeds the actual fair market value of the property.

Petitioner's estimate of value: \$ 890,000 (2023) and \$ 890,000 (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 Phone Number _____ Email _____

By David Johnson Phone Number 636-733-5455 Email appeals@jcsco.com
Agent's Signature* David Johnson, Joseph C. Sansone Company
*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	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	_____	_____	_____	_____	_____	_____	_____

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



JOSEPH C. SANSONE COMPANY
Business Tax Solutions[®]

Corporate Headquarters:
18040 Edison Avenue
Chesterfield, MO 63005
1-800-394-0140

AGENT AUTHORIZATION
Colorado

TO: _____
Assessor's Office and the
Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2022 through 2024 assessments are resolved.

<u>OKANCO</u>	<u>R0465088</u>	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

[Signature]
AUTHORIZED SIGNATURE
12/6/24
DATE

MATT VAN ANKEN
PRINT NAME OF AUTHORIZED SIGNER
President
TITLE

State of Colorado
City/County of _____

On this ____ day of _____, 20__ before me, the undersigned, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to within this instrument and acknowledged that he executed the same for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.

Notary Public _____

23385740001CO

3159 N Commerce
 3159 North Commerce Court
 Castle Rock, CO 80109

DCASSESSOR
DEC 29 2025 RCD

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0465088			

25362260001CO

Esprey Child Learning Center
 5811 Gleneagles Village Parkway
 Highlands Ranch, CO 80130

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0406053			

25386960001CO

Big Tool Box - Parker
 19850 Cockriel Drive
 Parker, CO 80134

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0610333			

25387500001CO

KUMPF, CHARLSLEY & HANSEN
 9565 Kingston Court
 Englewood, CO 80112

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0427580			

25388130001CO

270-280 Lincoln St LLC - 556 Village Square Ln
 556 Village Square Ln
 Castle Pines, CO 80108

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0436542			

23385740001CO

3159 N Commerce
3159 North Commerce Court
Castle Rock, CO 80109

DCASSESSOR
DEC 29 2025 RCD

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0465088			

25362260001CO

Espree Child Learning Center
5811 Gleneagles Village Parkway
Highlands Ranch, CO 80130

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0406053			

25386960001CO

Big Tool Box - Parker
19850 Cockriel Drive
Parker, CO 80134

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0610333			

25387500001CO

KUMPF, CHARLSLEY & HANSEN
9565 Kingston Court
Englewood, CO 80112

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0427580			

25388130001CO

270-280 Lincoln St LLC - 556 Village Square Ln
556 Village Square Ln
Castle Pines, CO 80108

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0436542			

202600017-2023
202600018-2024

Mail Correspondence to:
Joseph C. Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005

Petition For Abatement Or Refund Of Taxes

DCASSESSOR
DEC 29 2025 RCD

County: Douglas

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

Section I: Petitioner, please complete Section I only.

Date: 12-12-25
Month Day Year

Petitioner's Name: OKANCO

Petitioner's Mailing Address: Joseph C. Sansone Company Attn: David Johnson 18040 Edison Avenue
Chesterfield MO 63005
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R0465088 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
3159 N Commerce Ct Castle Rock, CO 80109

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.) The Assessor's opinion of value exceeds the actual fair market value of the property.

Petitioner's estimate of value: \$ 890,000 (2023) and \$ 890,000 (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.

Phone Number _____ Email _____
Petitioner's Signature _____

By David Johnson Phone Number 636-733-5455 Email appeals@jcsco.com
Agent's Signature* David Johnson, Joseph C. Sansone Company
*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	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	_____	_____	_____	_____	_____	_____	_____

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)(1)(D), C.R.S.

Tax year: 2023 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: 2024 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):
A See Transmittals

Julie Eubank
Assessor's or Deputy Assessor's Signature

Transmittal Sheet for Abatement #: 202600017

Abatement #	202600017	Staff Appraiser	FAE
Tax Year	2023	Review Appraiser	FAE
Date Received	12/29/2025	Recommendation	Deny
Petitioner	OKANCO	Reason	Insufficient data was provided to warrant a value change to this parcel.
Agent	JOSEPH C. SANSONE CO.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$890,000	Assessor Final Review Value	\$1,372,640

The subject property is a 4800 sq. ft. Storage Warehouse built in 1982. The property was valued via the Market Approach for tax years 2023 and 2024. Given the lack of support provided with this petition, the Appeals Deputy Assessor and the Agent agreed that the petitioner will take Administrative Deny and move this appeal on to the Board of Assessment Appeals.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0465088	3115	0185	\$245,154	\$0	\$245,154	27.900%	\$68,400	10.0501%	\$6,874.27
	3215	0185	\$1,127,486	\$0	\$1,127,486	27.900%	\$314,570	10.0501%	\$31,614.60
Account Total:			\$1,372,640	\$0	\$1,372,640		\$382,970		\$38,488.87

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0465088	3115	0185	\$245,154	\$0	\$245,154	27.900%	\$68,400	10.0501%	\$6,874.27
	3215	0185	\$1,127,486	\$0	\$1,127,486	27.900%	\$314,570	10.0501%	\$31,614.60
Account Total:			\$1,372,640	\$0	\$1,372,640		\$382,970		\$38,488.87

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
R0465088	\$1,372,640	\$382,970	\$38,488.87	\$1,372,640	\$382,970	\$38,488.87	\$0.00
Totals	\$1,372,640	\$382,970	\$38,488.87	\$1,372,640	\$382,970	\$38,488.87	\$0.00

Transmittal Sheet for Abatement #: 202600018

Abatement #	202600018	Staff Appraiser	FAE
Tax Year	2024	Review Appraiser	FAE
Date Received	12/29/2025	Recommendation	Deny
Petitioner	OKANCO	Reason	Insufficient data was provided to warrant a value change to this parcel.
Agent	JOSEPH C. SANSONE CO.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$890,000	Assessor Final Review Value	\$1,372,640

The subject property is a 4800 sq. ft. Storage Warehouse built in 1982. The property was valued via the Market Approach for tax years 2023 and 2024. Given the lack of support provided with this petition, the Appeals Deputy Assessor and the Agent agreed that the petitioner will take Administrative Deny and move this appeal on to the Board of Assessment Appeals.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0465088	3115	0185	\$245,154	\$0	\$245,154	27.900%	\$68,400	9.8834%	\$6,760.25
	3215	0185	\$1,127,486	\$0	\$1,127,486	27.900%	\$314,570	9.8834%	\$31,090.21
Account Total:			\$1,372,640	\$0	\$1,372,640		\$382,970		\$37,850.46

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0465088	3115	0185	\$245,154	\$0	\$245,154	27.900%	\$68,400	9.8834%	\$6,760.25
	3215	0185	\$1,127,486	\$0	\$1,127,486	27.900%	\$314,570	9.8834%	\$31,090.21
Account Total:			\$1,372,640	\$0	\$1,372,640		\$382,970		\$37,850.46

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
R0465088	\$1,372,640	\$382,970	\$37,850.46	\$1,372,640	\$382,970	\$37,850.46	\$0.00
Totals	\$1,372,640	\$382,970	\$37,850.46	\$1,372,640	\$382,970	\$37,850.46	\$0.00

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Espree Land LLC

Agent: David Johnson

Parcel No.: R0406053

Abatement Number: 202600019 & 202600020

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: March 18, 2026

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

Petitioner's Requested Value: [Click here to enter text.](#)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested an administrative denial prior to the hearing.

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

Total Actual Value: [Click here to enter text.](#)

Reasons are as follows: The petitioner requested an administrative denial prior to the hearing.

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

3/18/2026
Date

Abatement Log No. 202600019 & 202600020

202600019-2023
202600020-2024

Mail Correspondence to:
Joseph C. Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005

DCASSESSOR
DEC 29 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: 12-12-25
Month Day Year

Petitioner's Name: ESPREE LAND LLC

Petitioner's Mailing Address: Joseph C. Sansone Company Attn: David Johnson 18040 Edison Avenue
Chesterfield MO 63005
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)
R0406053

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
5811 Gleneagles Village Parkway Highlands Ranch, CO 80130

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.) The Assessor's opinion of value exceeds the actual fair market value of the property.

Petitioner's estimate of value: \$ 940,000 (2023) and \$ 940,000 (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 Phone Number _____ Email _____

By [Signature] Phone Number 636-733-5455 Email appeals@jcsco.com
Agent's Signature*

David Johnson, Joseph C. Sansone Company
*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 _____	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 _____							

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

AGENT AUTHORIZATION
Colorado

TO: _____
 Assessor's Office and the
 Assessment Review Agency

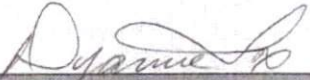
The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2023 through 2026 assessments are resolved.

<u>ESPREE LAND LLC</u>	<u>223105313001</u>	<u>R0406053</u>
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)


 AUTHORIZED SIGNATURE
6-4-25
 DATE

DYANNE FOX
 PRINT NAME OF AUTHORIZED SIGNER
MEMBER
 TITLE

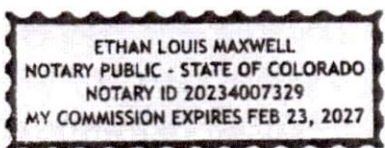
State of Colorado
 City/County of Douglas

On this 4th day of June, 2025 before me, the undersigned, personally appeared Dyanne Fox, known to me (or satisfactorily proven) to be the person whose name is subscribed to within this instrument and acknowledged that he executed the same for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.

Notary Public





Joseph C. Sansone Company
BOE-STC Appeals

Tax Year/Lien Year: 2023/2023
ActualAp: 12/19/2025 State: CO

23385740001CO

3159 N Commerce
3159 North Commerce Court
Castle Rock, CO 80109

DCASSESSOR
DEC 29 2025 RCD

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0465088			

25362260001CO

Espree Child Learning Center
5811 Gleneagles Village Parkway
Highlands Ranch, CO 80130

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0406053			

25386960001CO

Big Tool Box - Parker
19850 Cockriel Drive
Parker, CO 80134

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0610333			

25387500001CO

KUMPF, CHARLSLEY & HANSEN
9565 Kingston Court
Englewood, CO 80112

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0427580			

25388130001CO

270-280 Lincoln St LLC - 556 Village Square Ln
556 Village Square Ln
Castle Pines, CO 80108

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0436542			

202600019-2023
202600020-2024

Mail Correspondence to:
Joseph C. Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005

DCASSESSOR
DEC 29 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: 12-12-25
Month Day Year

Petitioner's Name: ESPREE LAND LLC

Petitioner's Mailing Address: Joseph C. Sansone Company Attn: David Johnson 18040 Edison Avenue
Chesterfield MO 63005
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R0406053 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
5811 Gleneagles Village Parkway Highlands Ranch, CO 80130

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.) The Assessor's opinion of value exceeds the actual fair market value of the property.

Petitioner's estimate of value: \$ 940,000 (2023) and \$ 940,000 (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 Phone Number _____ Email _____

By [Signature] Phone Number 636-733-5455 Email appeals@jcsco.com
Agent's Signature* David Johnson, Joseph C. Sansone Company

*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 _____	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	_____	_____	_____	_____	_____	_____	_____

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: 2023 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: 2024 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):
See Transmittals

[Signature]
Assessor's or Deputy Assessor's Signature

Transmittal Sheet for Abatement #: 202600019

Abatement #	202600019	Staff Appraiser	FAE
Tax Year	2023	Review Appraiser	FAE
Date Received	12/29/2025	Recommendation	Deny
Petitioner	ESPREE LAND LLC	Reason	Insufficient data was provided to warrant a value change to this parcel.
Agent	JOSEPH C. SANSONE CO.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$940,000	Assessor Final Review Value	\$1,445,000

The subject property is a 7,225 sq. ft. Day Care Center built in 1998. The property was valued via the Market Approach for tax years 2023 and 2024. Given the lack of support provided with this petition, the Appeals Deputy Assessor and the Agent agreed that the petitioner will take Administrative Deny and move this appeal on to the Board of Assessment Appeals.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0406053	2130	3602	\$866,565	\$0	\$866,565	27.900%	\$241,770	9.4081%	\$22,745.96
	2230	3602	\$578,435	(\$30,000)	\$548,435	27.900%	\$153,010	9.4081%	\$14,395.33
Account Total:			\$1,445,000	(\$30,000)	\$1,415,000		\$394,780		\$37,141.29

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0406053	2130	3602	\$866,565	\$0	\$866,565	27.900%	\$241,770	9.4081%	\$22,745.96
	2230	3602	\$578,435	(\$30,000)	\$548,435	27.900%	\$153,010	9.4081%	\$14,395.33
Account Total:			\$1,445,000	(\$30,000)	\$1,415,000		\$394,780		\$37,141.29

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
R0406053	\$1,445,000	\$394,780	\$37,141.29	\$1,445,000	\$394,780	\$37,141.29	\$0.00
Totals	\$1,445,000	\$394,780	\$37,141.29	\$1,445,000	\$394,780	\$37,141.29	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0406053	SB22-238 Commercial 30k Exemption	(\$30,000)

Transmittal Sheet for Abatement #: 202600020

Abatement #	202600020	Staff Appraiser	FAE
Tax Year	2024	Review Appraiser	FAE
Date Received	12/29/2025	Recommendation	Deny
Petitioner	ESPREE LAND LLC	Reason	Insufficient data was provided to warrant a value change to this parcel.
Agent	JOSEPH C. SANSONE CO.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$940,000	Assessor Final Review Value	\$1,445,000

The subject property is a 7,225 sq. ft. Day Care Center built in 1998. The property was valued via the Market Approach for tax years 2023 and 2024. Given the lack of support provided with this petition, the Appeals Deputy Assessor and the Agent agreed that the petitioner will take Administrative Deny and move this appeal on to the Board of Assessment Appeals.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0406053	2130	3602	\$866,565	\$0	\$866,565	27.900%	\$241,770	9.4249%	\$22,786.58
	2230	3602	\$578,435	(\$30,000)	\$548,435	27.900%	\$153,010	9.4249%	\$14,421.04
Account Total:			\$1,445,000	(\$30,000)	\$1,415,000		\$394,780		\$37,207.62

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0406053	2130	3602	\$866,565	\$0	\$866,565	27.900%	\$241,770	9.4249%	\$22,786.58
	2230	3602	\$578,435	(\$30,000)	\$548,435	27.900%	\$153,010	9.4249%	\$14,421.04
Account Total:			\$1,445,000	(\$30,000)	\$1,415,000		\$394,780		\$37,207.62

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
R0406053	\$1,445,000	\$394,780	\$37,207.62	\$1,445,000	\$394,780	\$37,207.62	\$0.00
Totals	\$1,445,000	\$394,780	\$37,207.62	\$1,445,000	\$394,780	\$37,207.62	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0406053	SB22-238 Commercial 30k Exemption	(\$30,000)

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Jackalope Properties LLC

Agent: David Johnson

Parcel No.: R0610333

Abatement Number: 202600021 & 202600022

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: March 18, 2026

Hearing Time: 3:30 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: [Click here to enter text.](#)

Petitioner's Requested Value: [Click here to enter text.](#)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested an administrative denial prior to the hearing.

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

Total Actual Value: [Click here to enter text.](#)

Reasons are as follows: The petitioner requested an administrative denial prior to the hearing.

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

3/18/2026
Date

Abatement Log No. 202600021 & 202600022

202600021-2023
202600022-2024

Mail Correspondence to:
Joseph C. Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005

Petition For Abatement Or Refund Of Taxes

DCASSESSOR
DEC 29 2025 RCD

County: Douglas

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

Section I: Petitioner, please complete Section I only.

Date: 12-12-25
Month Day Year

Petitioner's Name: JACKALOPE PROPERTIES LLC

Petitioner's Mailing Address: Joseph C. Sansone Company Attn: David Johnson 18040 Edison Avenue
Chesterfield MO 63005
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0610333</u>	<u>19850 Cockriel Dr Parker, CO 80134</u>

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.) The Assessor's opinion of value exceeds the actual fair market value of the property.

Petitioner's estimate of value: \$ 3,990,000 (2023) and \$ 3,990,000 (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 Phone Number _____ Email _____

By David Johnson Phone Number 636-733-5455 Email appeals@jcscsco.com
Agent's Signature*

David Johnson, Joseph C. Sansone Company
*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 _____	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	_____	_____	_____	_____	_____	_____	_____

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

23385740001CO

3159 N Commerce
3159 North Commerce Court
Castle Rock, CO 80109

DCASSESSOR
DEC 29 2025 RCD

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0465088			

25362260001CO

Esprey Child Learning Center
5811 Gleneagles Village Parkway
Highlands Ranch, CO 80130

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0406053			

25386960001CO

Big Tool Box - Parker
19850 Cockriel Drive
Parker, CO 80134

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0610333			

25387500001CO

KUMPF, CHARLSLEY & HANSEN
9565 Kingston Court
Englewood, CO 80112

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0427580			

25388130001CO

270-280 Lincoln St LLC - 556 Village Square Ln
556 Village Square Ln
Castle Pines, CO 80108

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0436542			

202600021-2023
202600022-2024

Mail Correspondence to:
Joseph C. Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005

Petition For Abatement Or Refund Of Taxes

DCASSESSOR
DEC 29 2025 RCD

County: Douglas

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

Section I: Petitioner, please complete Section I only.

Date: 12-12-25
Month Day Year

Petitioner's Name: JACKALOPE PROPERTIES LLC

Petitioner's Mailing Address: Joseph C. Sansone Company Attn: David Johnson 18040 Edison Avenue
Chesterfield MO 63005
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R0610333 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 19850 Cockriel Dr 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.) The Assessor's opinion of value exceeds the actual fair market value of the property.

Petitioner's estimate of value: \$ 3,990,000 (2023) and \$ 3,990,000 (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 Phone Number _____ Email _____

By [Signature] Phone Number 636-733-5455 Email appeals@jcsco.com
Agent's Signature* David Johnson, Joseph C. Sansone Company

*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 _____	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 _____							

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: 2023 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: 2024 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):
See Transmittals

[Signature]
Assessor's or Deputy Assessor's Signature

Transmittal Sheet for Abatement #: 202600021

Abatement #	202600021	Staff Appraiser	FAE
Tax Year	2023	Review Appraiser	FAE
Date Received	12/29/2025	Recommendation	Deny
Petitioner	JACKALOPE PROPERTIES LLC	Reason	Insufficient data was provided to warrant a value change to this parcel.
Agent	JOSEPH C. SANSONE CO.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$3,990,000	Assessor Final Review Value	\$6,144,955

The subject property is a 19,442 sq. ft. Retail Store (Big Tool Box) built in 2020. The property was valued via the Market Approach for tax years 2023 and 2024. Given the lack of support provided with this petition, the Appeals Deputy Assessor and the Agent agreed that the petitioner will take Administrative Deny and move this appeal on to the Board of Assessment Appeals.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0610333	2112	0803	\$2,747,874	\$0	\$2,747,874	27.900%	\$766,660	8.8399%	\$67,771.98
	2212	0803	\$3,397,081	(\$30,000)	\$3,367,081	27.900%	\$939,420	8.8399%	\$83,043.79
Account Total:			\$6,144,955	(\$30,000)	\$6,114,955		\$1,706,080		\$150,815.77

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0610333	2112	0803	\$2,747,874	\$0	\$2,747,874	27.900%	\$766,660	8.8399%	\$67,771.98
	2212	0803	\$3,397,081	(\$30,000)	\$3,367,081	27.900%	\$939,420	8.8399%	\$83,043.79
Account Total:			\$6,144,955	(\$30,000)	\$6,114,955		\$1,706,080		\$150,815.77

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
R0610333	\$6,144,955	\$1,706,080	\$150,815.77	\$6,144,955	\$1,706,080	\$150,815.77	\$0.00
Totals	\$6,144,955	\$1,706,080	\$150,815.77	\$6,144,955	\$1,706,080	\$150,815.77	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0610333	SB22-238 Commercial 30k Exemption	(\$30,000)

Transmittal Sheet for Abatement #: 202600022

Abatement #	202600022	Staff Appraiser	FAE
Tax Year	2024	Review Appraiser	FAE
Date Received	12/29/2025	Recommendation	Deny
Petitioner	JACKALOPE PROPERTIES LLC	Reason	Insufficient data was provided to warrant a value change to this parcel.
Agent	JOSEPH C. SANSONE CO.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$3,990,000	Assessor Final Review Value	\$6,144,955

The subject property is a 19,442 sq. ft. Retail Store (Big Tool Box) built in 2020. The property was valued via the Market Approach for tax years 2023 and 2024. Given the lack of support provided with this petition, the Appeals Deputy Assessor and the Agent agreed that the petitioner will take Administrative Deny and move this appeal on to the Board of Assessment Appeals.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0610333	2112	0803	\$2,747,874	\$0	\$2,747,874	27.900%	\$766,660	8.7354%	\$66,970.82
	2212	0803	\$3,397,081	(\$30,000)	\$3,367,081	27.900%	\$939,420	8.7354%	\$82,062.09
Account Total:			\$6,144,955	(\$30,000)	\$6,114,955		\$1,706,080		\$149,032.91

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0610333	2112	0803	\$2,747,874	\$0	\$2,747,874	27.900%	\$766,660	8.7354%	\$66,970.82
	2212	0803	\$3,397,081	(\$30,000)	\$3,367,081	27.900%	\$939,420	8.7354%	\$82,062.09
Account Total:			\$6,144,955	(\$30,000)	\$6,114,955		\$1,706,080		\$149,032.91

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
R0610333	\$6,144,955	\$1,706,080	\$149,032.91	\$6,144,955	\$1,706,080	\$149,032.91	\$0.00
Totals	\$6,144,955	\$1,706,080	\$149,032.91	\$6,144,955	\$1,706,080	\$149,032.91	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0610333	SB22-238 Commercial 30k Exemption	(\$30,000)

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: 270-280 Lincoln St LLC

Agent: David Johnson

Parcel No.: R0436542

Abatement Number: 202600023 & 202600024

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: March 18, 2026

Hearing Time: 4:00 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: [Click here to enter text.](#)

Petitioner's Requested Value: [Click here to enter text.](#)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested an administrative denial prior to the hearing.

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

Total Actual Value: [Click here to enter text.](#)

Reasons are as follows: The petitioner requested an administrative denial prior to the hearing.

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

3/18/2026
Date

Abatement Log No. 202600023 & 202600024

202600023-2023
202600024-2024

Mail Correspondence to:
Joseph C. Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005

DCASSESSOR

Petition For Abatement Or Refund Of Taxes

County: Douglas

Date Received DEC 29 2025 RCD
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 12-12-25
Month Day Year

Petitioner's Name: 270-280 LINCOLN ST LLC

Petitioner's Mailing Address: Joseph C. Sansone Company Attn: David Johnson 18040 Edison Avenue
Chesterfield MO 63005
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R0436542 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 556 Village Square Ln Castle Pines, CO 80108

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.) The Assessor's opinion of value exceeds the actual fair market value of the property.

Petitioner's estimate of value: \$ 1,440,000 (2023) and \$ 1,440,000 (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.

Phone Number _____ Email _____

Petitioner's Signature

By [Signature] Phone Number 636-733-5455 Email appeals@jcsco.com

Agent's Signature* David Johnson, Joseph C. Sansone Company

*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	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	_____	_____	_____	_____	_____	_____	_____

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

AGENT AUTHORIZATION
Colorado

TO: Douglas County
 Assessor's Office and the
 Assessment Review Agency

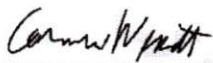
The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2023 through 2026 assessments are resolved.

<u>270-280 LINCOLN ST LLC</u>	<u>R0436542</u>	<u>235103001011</u>
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)


Digitally signed by Carmen Wescott
 Date: 2025.05.29 13:57:58 -06'00'

 AUTHORIZED SIGNATURE
29MAY25

 DATE

Carmen Wescott

 PRINT NAME OF AUTHORIZED SIGNER
Trustee and Manager

 TITLE

State of Colorado
 City/County of _____

On this _____ day of _____, 20____ before me, the undersigned, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to within this instrument and acknowledged that he executed the same for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.

Notary Public _____

DCASSESSOR
DEC 29 2025 RCD

23385740001CO

3159 N Commerce
 3159 North Commerce Court
 Castle Rock, CO 80109

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0465088			

25362260001CO

Espree Child Learning Center
 5811 Gleneagles Village Parkway
 Highlands Ranch, CO 80130

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0406053			

25386960001CO

Big Tool Box - Parker
 19850 Cockriel Drive
 Parker, CO 80134

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0610333			

25387500001CO

KUMPF, CHARLSLEY & HANSEN
 9565 Kingston Court
 Englewood, CO 80112

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0427580			

25388130001CO

270-280 Lincoln St LLC - 556 Village Square Ln
 556 Village Square Ln
 Castle Pines, CO 80108

Lead Analyst:

Local Hearing Date:		Filed	
Parcel ID	Local Appeal	State Appeal	
R0436542			

202600023-2023
202600024-2024

Mail Correspondence to:
Joseph C. Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005

DCASSESSOR

Petition For Abatement Or Refund Of Taxes

County: Douglas

Date Received DEC 29 2025 RCD
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 12-12-25
Month Day Year

Petitioner's Name: 270-280 LINCOLN ST LLC
Petitioner's Mailing Address: Joseph C. Sansone Company Attn: David Johnson 18040 Edison Avenue
Chesterfield MO 63005
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R0436542 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 556 Village Square Ln Castle Pines, CO 80108

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.) The Assessor's opinion of value exceeds the actual fair market value of the property.

Petitioner's estimate of value: \$ 1,440,000 (2023) and \$ 1,440,000 (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.

Phone Number _____ Email _____

Petitioner's Signature
By [Signature] Phone Number 636-733-5455 Email appeals@jcsco.com
Agent's Signature* David Johnson, Joseph C. Sansone Company

*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	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	_____	_____	_____	_____	_____	_____	_____

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 2023 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)
Tax year 2024 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):
* See Transmittals

[Signature]
Assessor's or Deputy Assessor's Signature

REAL PROPERTY SUMMARY ANALYSIS OF

270-280 Lincoln St LLC - 556 Village Square Ln

556 Village Square Ln
Castle Pines, CO 80108

Parcel ID(s)

Appeal Number

R0436542

As of
1/1/2023

Prepared By:



JOSEPH C. SANSONE COMPANY
18040 Edison Avenue
Chesterfield, Missouri 63005
<This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



JOSEPH C. SANSONE CO.
Business Tax Solutions®

556 Village Square Ln
POINTS OF DISCUSSION

Property Issues

2008 Built Retail Strip.

Purchased \$2,135,000 11/18/2021.



556 Village Square Ln
 PTR Number: 25388130001CO
 Location IDs: R0436542

Area Type	RESTAURANT					Location Totals
Gross Building Area	5,900					5,900
Net Leaseable Area	5,900					5,900
Potential Gross Income	27.00	159,300				27.00 159,300
Vacancy and Credit Loss	5.0%	<u>7,965</u>				5.0% <u>7,965</u>
Effective Gross Income		151,335				151,335
Overall Expense	8.0%	<u>12,107</u>				8.0% <u>12,107</u>
Net Operating Income		139,228				139,228
Base Cap Rate						7.000
Adj Tax Rate						<u>0.081</u>
Adj Cap Rate						7.081
Value Sum						<u>1,966,261</u>
						0
Indicated Value						<u>1,966,000</u>
Total Indicated Value per SF(NLA)						333.22

Transmittal Sheet for Abatement #: 202600023

Abatement #	202600023	Staff Appraiser	FAE
Tax Year	2023	Review Appraiser	FAE
Date Received	12/29/2025	Recommendation	Deny
Petitioner	270-280 LINCOLN ST LLC	Reason	Insufficient data was provided to warrant a value change to this parcel.
Agent	JOSEPH C. SANSONE CO.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,440,000	Assessor Final Review Value	\$2,211,490

The subject property is a 5,977 sq. ft. Neighborhood Shopping Center built in 2008. The property was valued via the Market Approach for tax years 2023 and 2024. Given the lack of support provided with this petition, the Appeals Deputy Assessor and the Agent agreed that the petitioner will take Administrative Deny and move this appeal on to the Board of Assessment Appeals.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0436542	2112	3533	\$492,751	\$0	\$492,751	27.900%	\$137,480	9.9918%	\$13,736.73
	2212	3533	\$1,718,739	(\$30,000)	\$1,688,739	27.900%	\$471,160	9.9918%	\$47,077.36
Account Total:			\$2,211,490	(\$30,000)	\$2,181,490		\$608,640		\$60,814.09

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0436542	2112	3533	\$492,751	\$0	\$492,751	27.900%	\$137,480	9.9918%	\$13,736.73
	2212	3533	\$1,718,739	(\$30,000)	\$1,688,739	27.900%	\$471,160	9.9918%	\$47,077.36
Account Total:			\$2,211,490	(\$30,000)	\$2,181,490		\$608,640		\$60,814.09

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
R0436542	\$2,211,490	\$608,640	\$60,814.09	\$2,211,490	\$608,640	\$60,814.09	\$0.00
Totals	\$2,211,490	\$608,640	\$60,814.09	\$2,211,490	\$608,640	\$60,814.09	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0436542	SB22-238 Commercial 30k Exemption	(\$30,000)

Transmittal Sheet for Abatement #: 202600024

Abatement #	202600024	Staff Appraiser	FAE
Tax Year	2024	Review Appraiser	FAE
Date Received	12/29/2025	Recommendation	Deny
Petitioner	270-280 LINCOLN ST LLC	Reason	Insufficient data was provided to warrant a value change to this parcel.
Agent	JOSEPH C. SANSONE CO.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,440,000	Assessor Final Review Value	\$2,211,490

The subject property is a 5,977 sq. ft. Neighborhood Shopping Center built in 2008. The property was valued via the Market Approach for tax years 2023 and 2024. Given the lack of support provided with this petition, the Appeals Deputy Assessor and the Agent agreed that the petitioner will take Administrative Deny and move this appeal on to the Board of Assessment Appeals.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0436542	2112	3804	\$492,751	\$0	\$492,751	27.900%	\$137,480	9.8974%	\$13,606.95
	2212	3804	\$1,718,739	(\$30,000)	\$1,688,739	27.900%	\$471,160	9.8974%	\$46,632.59
Account Total:			\$2,211,490	(\$30,000)	\$2,181,490		\$608,640		\$60,239.54

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0436542	2112	3804	\$492,751	\$0	\$492,751	27.900%	\$137,480	9.8974%	\$13,606.95
	2212	3804	\$1,718,739	(\$30,000)	\$1,688,739	27.900%	\$471,160	9.8974%	\$46,632.59
Account Total:			\$2,211,490	(\$30,000)	\$2,181,490		\$608,640		\$60,239.54

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
R0436542	\$2,211,490	\$608,640	\$60,239.54	\$2,211,490	\$608,640	\$60,239.54	\$0.00
Totals	\$2,211,490	\$608,640	\$60,239.54	\$2,211,490	\$608,640	\$60,239.54	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0436542	SB22-238 Commercial 30k Exemption	(\$30,000)

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Kno Inc.

Agent: Dariush Bozorgpour

Parcel No.: R0081568

Abatement Number: 202600034

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: March 18, 2026

Hearing Time: 9:00 a.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: [Click here to enter text.](#)

Petitioner's Requested Value: [Click here to enter text.](#)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested an administrative denial prior to the hearing.

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

Total Actual Value: [Click here to enter text.](#)

Reasons are as follows: The petitioner requested an administrative denial prior to the hearing.

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

3/18/2026
Date

Abatement Log No. 202600034



February 20, 2026

Dariush Bozorgpour
propertytax@cotaxes.net
Property Tax Advisors, Inc.
3090 S. Jamaica Ct., Ste 204
Aurora, CO 80014

Reference Log Number(s): 202600034
Account Number: R0081568
Owner: KNO Inc.
Address of Property: 413 N. Wilcox St.

*****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. Bozorgpour:

The Douglas County Assessor’s Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600034 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 **March 18, 2026 at 10:30 a.m.**

Dated this 2nd day of March, 2026.

202600034-2024

DCASSESSOR
JAN 06 2026 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: 12/31/25
Month Day Year

Petitioner's Name: KNO Inc.

Petitioner's Mailing Address: 413 Wilcox St., #204

Castle Rock CO 80104
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0081568 413 N. Wilcox St.

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.)

The income and market approaches to value support a lower valuation.

Petitioner's estimate of value: \$ 1,600,000.00 (2023/2024)
Value Year

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

Petitioner's Signature Daytime Phone Number ()
Email _____

By Dariusz Bozorgpour Daytime Phone Number (303) 368.0500
Agent's Signature*
Printed Name: Dariusz Bozorgpour/Property Tax Advisors, Inc Email propertytax@cotaxes.net

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

The actual value in the Assessor's Recommendation section does not include 2023 value adjustments for residential and commercial properties. 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 _____

	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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

per email
to Agent
1/6/26
BLD

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

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

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

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

County Clerk's or Deputy County Clerk's Signature

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

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

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

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

Secretary's Signature Property Tax Administrator's Signature Date

**APPEAL OF REAL PROPERTY
VALUATION**

2023/2024 Tax Year

Agent: PROPERTY TAX ADVISORS, INC.
3090 S. Jamaica Ct., #204
Aurora, CO 80014
Tel. 303.368.0500 Fax. 303.368.0573
Email. propertytax@cotaxes.net

Date: 12/23/2025

File: 8580

County: Douglas

Schedule #: R0081568

Property Address: 413 N Wilcox St

OWNER OCCUPIED

Property Owner: KNO INC

Mailing Address: 413 Wilcox St.,#204

Castle Rock CO 80104-

INCLUSIONS

- Photographs
- Correlation and Conclusions
- Income Approach
- Market Sales
- Cost Approach
- Salient Facts

PETITIONER'S FINAL ESTIMATE OF VALUE:	\$1,600,000
--	--------------------

3090 S. Jamaica Court, Suite #204, Aurora, Colorado 80014

PROPERTY TAX ADVISORS

Specializing In Colorado Commercial Property Tax Protests

CONSULTANT - AGENCY AGREEMENT

Property Owner: Kno Inc

County: Douglas

Please check the appropriated line If property is partially owner occupied and partially leased please check both lines.

P.I.N.	Property Address	Owner Occupied	Leased to Tenants
R0081568	413 N Wilcox St	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

The undersigned hereby appoints and authorizes Property Tax Advisors, Inc. as its Agent and Consultant in the preparation and execution of a real estate valuation appeal(s) on behalf of the undersigned regarding the above enumerated property(ies) for the 2025 tax year and for the prior two years. The undersigned further authorizes Property Tax Advisors, Inc., as Agent of the undersigned, to execute and cause to be filed on behalf of the undersigned, in the name of the undersigned, any and all documents relating to an appeal of the subject property's valuation.

This agreement is executed on 6/1/2025

BY: Jan Thomas
306869E4A4CE4B3...

Print Name: Jan Thomas

Title: President, Kno Inc
(If Corporation, your title; (or) Owner, General Partner, Lessee, Power of Attorney, Trustee, etc.)

Tel. 3036631400

Email: jthomas@1tjcpa.com

EST. NINETEEN HUNDRED & EIGHTY SEVEN
PROPERTY TAX ADVISORS
INC.
Specializing In Colorado Commercial Property Tax Protests

December 31, 2025

Douglas Board of County Commissioners
301 Wilcox St.
Castle Rock, CO 80104

Re: 2023/2024 Abatement Petitions

To Whom It May Concern:

Enclosed, please find abatement filings. Please date stamp the attached list of filings and fax, email or mail back to:

Property Tax Advisors, Inc.
3090 S. Jamaica Ct., #204
Aurora, CO 80014

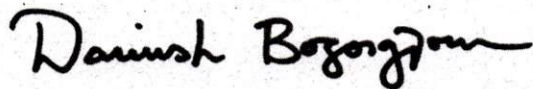
Fax: 303.368.0573

Email: propertytax@cotaxes.net

*emailed
1/6/24
atw*

Thank you in advance for your attention to this matter.

Best regards,



Dariush Bozorgpour
President

BOCC Filings

File#	PropertyOwner	County	Schedule #	PropertyAddress
8445	Turner Associates LLC	Douglas	R0083539	310 N. Wilcox St.
8580	KNO INC	Douglas	R0081568	413 N Wilcox St

RECEIVED

JAN 06 2026

By: Atw

OFFICE OF THE COUNTY ATTORNEY
DOUGLAS COUNTY, CO

Retail



80104

U.S. POSTAGE PAID
FCM LG ENV
DENVER, CO 80237
DEC 30, 2025

\$11.87

S2324H504860-06

RDC 99

RECEIVED

JAN 05 2026

DOUGLAS COUNTY
COMMISSIONERS

Specializing in Colorado Commercial Tax Protests

PROPERTY TAX ADVISORS
INC.

3090 S. Jamaica Ct., #204, Aurora, CO 80014
Tel. 303.368.0500 Fax. 303.368.0573
Email. propertytax@cotaxes.net
Web. www.Property-Tax-Advisors.com

Douglas Board of County Commissioners
301 Wilcox St.
Castle Rock, CO 80104



202600034-2024

DCASSESSOR
JAN 06 2026 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: 12/31/25
Month Day Year

Petitioner's Name: KNO Inc.

Petitioner's Mailing Address: 413 Wilcox St., #204
Castle Rock CO 80104
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0081568</u>	<u>413 N. Wilcox St.</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.)

The income and market approaches to value support a lower valuation.

Petitioner's estimate of value: \$ 1,600,000.00 (2023/2024)
Value Year

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

Petitioner's Signature Daytime Phone Number (_____) _____
Email _____

By Dariusz Bozorgpour Daytime Phone Number (303) 368.0500
Agent's Signature*
Dariusz Bozorgpour/Property Tax Advisors, Inc
Printed Name: _____ Email propertytax@cotaxes.net

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

The actual value in the Assessor's Recommendation section does not include 2023 value adjustments for residential and commercial properties. 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 _____

	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: 2024 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):
See Transmittal

Assessor's or Deputy Assessor's Signature

per email
to Agent
1/6/26
BLD



Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to
The
Douglas County Board of County Commissioners

Abatement Filing(s)

#202600034

Petitioner
KNO INC

ACTUAL VALUE DATA SUMMARY

Of

413 N WILCOX ST
CASTLE ROCK, CO 80104

Account Number: R0081568

Assessment Date(s): January 1, 2024

Prepared by
Douglas County Assessor Office

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2024 tax year and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2022 as required by Colorado Revised Statutes §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2022 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the “actual value” (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2022, level of value (base period) for the determination of property taxes. For purposes of this summary the term “actual value” is considered synonymous with the term “market value”. The intended user of the summary is the Douglas County Board of Equalization. The purpose of this actual value data summary is to provide documentation of the Assessor’s office actual value for the subject property and the basis of the recommendation to the Board of Equalization for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor’s office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the “actual value” (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term “actual value” is considered synonymous with the term “market value”.

Definition of Value

For the purpose of the summary, market value is defined as quoted:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statutes §39-1-106, and the Assessor's Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in *BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al*, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as “*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*”

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2022, utilizing base period data from the time period of 2021 and the first six months of 2022. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2024. Therefore, the subject is assigned a retrospective actual or market value as of June 30, 2022 for the property characteristics that existed on January 1, 2024.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statutes §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statutes §39-1-103(5)(a) states, "...*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statutes §39-1-103(5)(c) requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statutes §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statutes §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statutes §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate is assessed at 27.9% of the assessor's actual value indication. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

“The reasonably probable use of property that results in the highest value.” -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated “*reasonable future use is considered because it is relevant to the property’s present market value*”, and “*our statute does not preclude consideration of future uses.*”

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, “*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*” And further “*Accordingly, a property’s “highest and best use,” which is “[t]he use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, that results in highest land value,” is a “crucial determinant of value in the market.*”

The court then concluded that “*reasonable future use is relevant to a property’s current market value for tax assessment purposes.*”

Highest and best use analysis for ad valorem purposes includes consideration the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as a commercial property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current commercial use is considered to be maximally productive, and the highest and best use of the subject property as improved.

SALES COMPARISON APPROACH

The following improved sales, considered for their actual use in the model development, are properties that sold in or immediately prior to the applicable base study period. The sales provide an indication of the range of value and bracket the per unit coefficient value as applied in the sales comparison modeling process.

ACCOUNT	ADDRESS	ADJ. SALE \$	SALE DATE	YOC	SQ FT	PSF
1 R0415408	401 S WILCOX ST, CASTLE ROCK	\$2,800,000	6/7/2022	1981	8,080	\$346.53
2 R0361695	619 N WILCOX ST, CASTLE ROCK	\$1,236,000	5/2/2022	1978	2,676	\$461.88
3 R0433097	478-482 W HAPPY CANYON RD, CASTLE ROCK	\$2,650,000	3/30/2021	1982	7,408	\$357.72
4 R0361695	619 N WILCOX ST, CASTLE ROCK	\$1,000,000	12/30/2020	1978	2,676	\$373.69
5 R0462989	500 N WILCOX ST, CASTLE ROCK	\$1,250,000	5/28/2020	1997	3,150	\$396.83
6 R0075299	240 N WILCOX ST, CASTLE ROCK	\$1,230,000	11/27/2019	1970	3,829	\$321.23
SELECTED MODEL VALUE PSF						\$350

The table below illustrates the indicated market value calculation detail showing the market model coefficient applied to the subject property characteristics.

Market Calculation Detail			
Neighborhood	006	Occupancy Code	344
Name	Office		
Name	Units	Val Per	Value
SF	5,276	\$350	\$1,846,600

Summary of Data

The approaches to value where models have been developed and considered for the assignment of actual value for the subject property indicate the following value(s):

Sales Comparison Approach \$ 1,846,600

The subject property is considered for its actual use as of the date of assessment. The improvements located on the subject parcel appears to function well for the intended purpose.

The cost approach is typically most reliable when appraising newly constructed properties where there is little or no depreciation, and with properties where the land component is a substantial portion of the total actual value. The cost approach can also provide an indication of value for unique properties where there is insufficient data to provide a reliable indication of value by the sales comparison or income capitalization approaches. Typically the cost approach is given the least weight with older properties where attempting to estimate an appropriate amount of accrued depreciation may result in an unreliable indication of value, and therefore, this approach may not be given any consideration in the final actual value estimate.

The sales comparison approach model is generally considered to be a good indicator of actual value when there is sufficient sales data available to extract a well supported coefficient for application to the inventory of similar properties. When consequential data is available, the sales comparison approach model is the most likely to provide the best indication of market value of the three approaches to value as it is based on what similar properties have sold for in the market place.

The income capitalization approach model is most generally applicable to actual income-producing properties. This approach synthesizes the dynamics of the rental market by applying market extracted coefficients for economic rental rates, vacancy, expenses and capitalization rates to individual property characteristics. Application of this approach allows analysis as would be typically applied by investors in the market place considering the income stream production capability of a property and how it competes with other investment opportunities available.

The approaches have been developed for modeling purposes when sufficient data to provide reliable indications of value for the subject property were available. The market/sales comparison approach model has been selected as the most reliable indication of actual value for the subject property.

The actual value assigned to the subject property based on the modeling process as developed from the level of value for the current assessment cycle is **\$1,846,600** allocated as follows:

Improvements	\$	1,090,747
Land	\$	755,853
Total	\$	1,846,600

EXHIBITS AND ADDENDA

Subject Location Map



SUBJECT PROPERTY BUILDING PHOTOGRAPHS



SUBJECT: EXTERIOR OF BUILDING



SUBJECT: AERIAL OF SITE

Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0081568	Local #: 1,8	Parcel #: 250511208010
Tax Year: 2024	Levy: 72.278000	# of Imps: 1
Tax Dist: 3287	Map #:	LEA: 45119
PUC:	Initials:	Acct Type: Commercial
Assign To: EGW		Created On: 09/01/1996
		Active On: 12/05/2022
		Inactive On:
		Last Updated:

Owner's Name and Address	Property Address
KNO INC 413 WILCOX ST #204 CASTLE ROCK, CO 80104-2476	413 N WILCOX ST, CASTLE ROCK

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
12/03/2018	\$1,550,000	Warranty Deed	2018072825			PLUM CREEK PARTNERS LLC
01/02/2008	\$1,500,000	Special Warranty Deed	2008000712			JOHN L SIEBER
12/31/1973	\$0	Warranty Deed	260x603	260	603	JOHN E CAVEY JR

Legal

SOUTH 1/2 LOT 2 AND ALL LOT 3 BLK 13 TOWN OF CASTLE ROCK 0.241 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
11	8	67	NW			

Subdivision Information

Sub Name	Block	Lot	Tract
CASTLE ROCK TOWN OF	13	2	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	2120	Market	10,498	Square Feet	10,497.960000	\$72.00	\$755,853	27.90%	\$210,883
Class				Sub Class					
Land Subtotal:						0.24	\$755,853		\$210,883

Land Attributes

Attribute	Description	Adjustment
C-VSB	C-Visibility	0.200000

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Commercial	2220	Office Building	Wood Frame	\$1,090,747	27.90%	\$304,318
Improvement Subtotal:					\$1,090,747		\$304,318

Total Property Value

Total Value:	\$1,846,600	\$506,830
--------------	-------------	-----------

*Approximate Assessed Value

Transmittal Sheet for Abatement #: 202600034

Abatement #	202600034	Staff Appraiser	EGW
Tax Year	2024	Review Appraiser	SJH
Date Received	1/6/2026	Recommendation	Deny
Petitioner	KNO INC	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	PROPERTY TAX ADVISORS, INC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,600,000	Assessor Final Review Value	\$1,846,600

The subject property is a 5,276 square foot office building constructed in 1971. Documentation provided by the petitioner's agent did not support any valuation adjustment. No study period actual income and expense information and rent rolls for the subject were provided, although research indicates the subject is currently leased. An email was sent on 1/22/2026 requesting this information for the study period and there has been no response from the petitioner's agent. For the 2024 tax year, the property was valued using the sales comparison approach. The valuation market model selected for the subject is supported by comparable sales within the study period, indicating a value of \$350 per square foot. Based on this analysis, denial of the appeal is recommended.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0081568	2120	3287	\$755,853	\$0	\$755,853	27.900%	\$210,880	7.2278%	\$15,241.98
	2220	3287	\$1,090,747	(\$30,000)	\$1,060,747	27.900%	\$295,950	7.2278%	\$21,390.67
Account Total:			\$1,846,600	(\$30,000)	\$1,816,600		\$506,830		\$36,632.65

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0081568	2120	3287	\$755,853	\$0	\$755,853	27.900%	\$210,880	7.2278%	\$15,241.98
	2220	3287	\$1,090,747	(\$30,000)	\$1,060,747	27.900%	\$295,950	7.2278%	\$21,390.67
Account Total:			\$1,846,600	(\$30,000)	\$1,816,600		\$506,830		\$36,632.65

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
R0081568	\$1,846,600	\$506,830	\$36,632.65	\$1,846,600	\$506,830	\$36,632.65	\$0.00
Totals	\$1,846,600	\$506,830	\$36,632.65	\$1,846,600	\$506,830	\$36,632.65	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0081568	SB22-238 Commercial 30k Exemption	(\$30,000)

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Turner Associates LLC

Agent: Dariush Bozorgpour

Parcel No.: R0083539

Abatement Number: 202600035

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: March 18, 2026

Hearing Time: 9:30 a.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: [Click here to enter text.](#)

Petitioner's Requested Value: [Click here to enter text.](#)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested an administrative denial prior to the hearing.

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

Total Actual Value: [Click here to enter text.](#)

Reasons are as follows: The petitioner requested an administrative denial prior to the hearing.

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

3/18/2026
Date

Abatement Log No. 202600035



February 20, 2026

Dariush Bozorgpour
propertytax@cotaxes.net
Property Tax Advisors, Inc.
3090 S. Jamaica Ct., Ste 204
Aurora, CO 80014

Reference Log Number(s): 202600035
Account Number: R0083539
Owner: Turner Associates LLC
Address of Property: 310 N. Wilcox St.

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. Bozorgpour:

The Douglas County Assessor’s Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600035 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 **March 18, 2026 at 11:00 a.m.**

Dated this 2nd day of March, 2026.

202600035-2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

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

Section I: Petitioner, please complete Section I only.

Date: 12/31/25
Month Day Year

Petitioner's Name: Turner Associates LLC
Petitioner's Mailing Address: 1107 Old North Gate Rd.
Colorado Springs CO 80921
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0083539</u>	<u>310 N. Wilcox St.</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 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.)

The income and market approaches to value support a lower valuation.

Petitioner's estimate of value: \$ 1,475,000.00 (2024)
Value Year

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

Petitioner's Signature Daytime Phone Number (_____) _____
Email _____

By Dariusz Bozorgpour Daytime Phone Number (303) 368.0500
Dariusz Bozorgpour/Property Tax Advisors, Inc
Printed Name: _____ Email propertytax@cotaxes.net

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

The actual value in the Assessor's Recommendation section does not include 2023 value adjustments for residential and commercial properties. 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 _____

	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
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

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 _____		
	<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 _____ 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 _____ (*being present--not present*) and

Name

Petitioner _____ (*being present--not present*), and WHEREAS, the said

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (*agrees--does not agree*) with the recommendation of the Assessor, and that the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of _____,

Month Year

County Clerk's or Deputy County Clerk's Signature

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

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

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

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

Secretary's Signature

Property Tax Administrator's Signature

Date

**APPEAL OF REAL PROPERTY
VALUATION**

2024 TAX YEAR

Agent: PROPERTY TAX ADVISORS, INC.
3090 S. Jamaica Ct., #204
Aurora, CO 80014
Tel. 303.368.0500 Fax. 303.368.0573
Email. propertytax@cotaxes.net

Date: 12/23/2025

File: 8445

County: Douglas

Schedule #: R0083539

Property Address: 310 N. Wilcox St.

Owner Occupied

Property Owner: Turner Associates LLC

Mailing Address: 1107 Old North Gate Rd.

Colorado Sprin CO 80921-

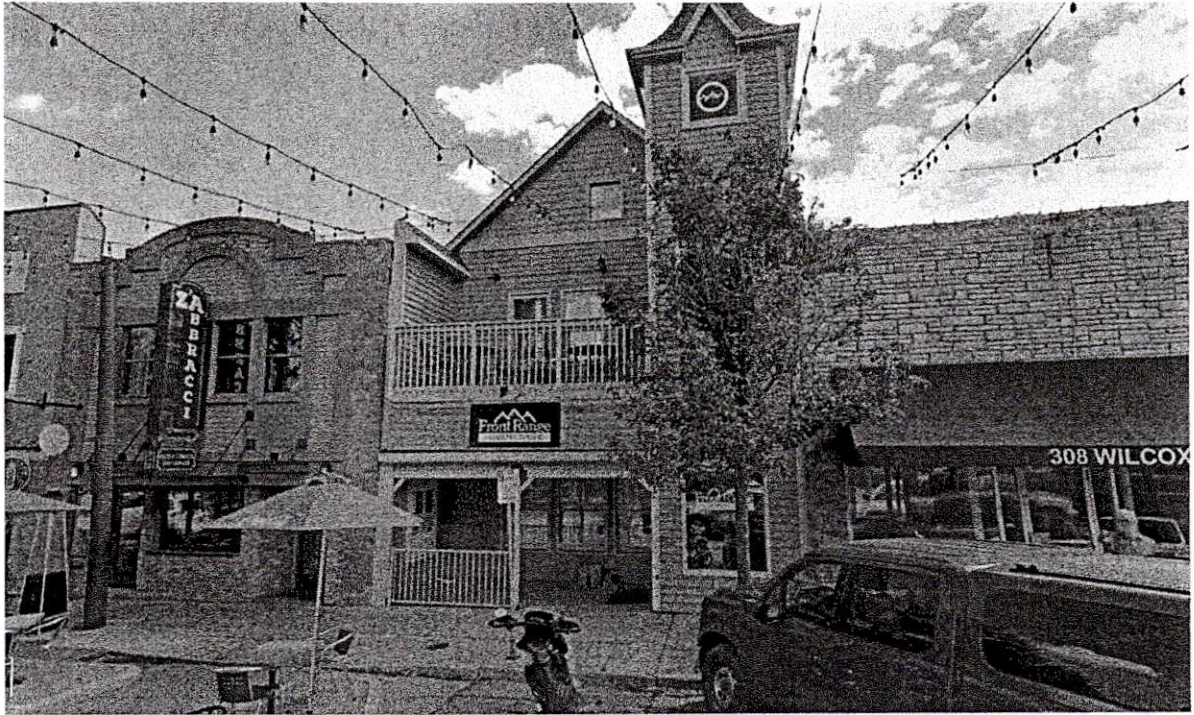
INCLUSIONS

- Phototgraph(s) of Subject Property
- Correlation and Conclusions
- Income Approach
- Market Sales
- Cost Approach
- Salient Facts

PETITIONER'S FINAL ESTIMATE OF VALUE:	<u>\$1,475,000*</u>
Value per Square Foot:	<u>\$279.41</u>
ASSESSOR'S VALUE:	<u>\$1,847,650</u>
Value per Square Foot:	<u>\$350.00</u>

Site Size 3,484 SF YOC 1993 Effective Bldg. Age (yrs) 10
Gross Bldg Area 5,279 SF Remaining Econ. Life (yrs) 30
Land/Bldg Rati :1 Zoning Commercial Construction Masonry
Use Office

* Subject property was purchased out of the valuation period on 7/16/24 for \$1,475,000



Market Sales



15 S Gilbert St

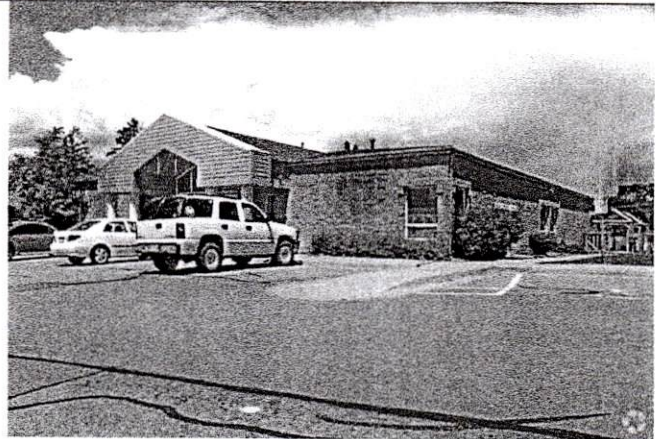
Castle Rock, CO 80104 (Douglas County) - Parker/Castle Rock Submarket



Office

Sale Summary

Sold	4/26/2021
Sale Price	\$1,250,000 (\$208.33/SF)
RBA (% Leased)	6,000 SF (100%)
Price Status	Full Value
Built	1997
Land Area	79,715 SF/1.83 AC
Sale Comp Status	Research Complete
Sale Comp ID	5491878
Parcel Numbers	2505-114-02-004



Contacts

Type	Name	Location	Phone
Recorded Buyer	Mildred Apartments Inc	Aurora, CO 80013	-
True Buyer	Mildred Apartments Inc	Aurora, CO 80013	-
Contacts	Bruce Bell		
Recorded Seller	Gilbert Business Center, LLC	-	-
True Seller	IAO Properties, Inc.	Castle Rock, CO 80108	(303) 814-2287
Contacts	Calvin Van Essen (303) 916-1600		

Property Details

Location	Suburban	Elevators	None
Tenancy	Multi	Building Class	B
Owner Occupied	No	Construction	Masonry
Stories	1	Building FAR	0.08
Typical Floor	6,000 SF		
Parking Spaces	4.70/1,000 SF; 40 Surface Spaces		

Transaction Details

Sale Date	4/26/2021	Recording Date	4/26/2021
Sale Price	\$1,250,000 (\$208.33/SF)	Zoning	I-1
Land Price	\$16/SF (\$683,058.40/SF)	% Improved	82.82%
Sale Type	Investment	Document Number	0053508
Hold Period	1 Month		
Parcel Number	2505-114-02-011		

Previous Sale

Sale Date	3/11/2021	Comp ID	5429671
Sale Price	\$2,250,000 (\$375/SF)	Comp Status	Research Complete
Sale Type	Investment		

3090 S. Jamaica Court, Suite #204, Aurora, Colorado 80014

PROPERTY TAX ADVISORS

INC.

Specializing In Colorado Commercial Property Tax Protests

CONSULTANT - AGENCY AGREEMENT

Property Owner: Turner Associates, LLC

County: Douglas

Please check the appropriated line if property is partially owner occupied and partially leased please check both lines.

P.I.N.	Property Address	Owner Occupied	Leased to Tenants
R0083539	310 N. Wilcox St.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

The undersigned hereby appoints and authorizes Property Tax Advisors, Inc. as its Agent and Consultant in the preparation and execution of a real estate valuation appeal(s) on behalf of the undersigned regarding the above enumerated property(ies) for the 2025 tax year and for the prior two years. The undersigned further authorizes Property Tax Advisors, Inc., as Agent of the undersigned, to execute and cause to be filed on behalf of the undersigned, in the name of the undersigned, any and all documents relating to an appeal of the subject property's valuation.

This agreement is executed on 4/16/2025

BY: Travis Turner
21596617983F44F...

Print Name: Travis Turner

Title: Member, Turner Associates, LLC
(If Corporation, your title; (or) Owner, General Partner, Lessee, Power of Attorney, Trustee, etc.)

Tel. 7192443645

Email: travis@turnercoloradohomes.com

EST. NINETEEN HUNDRED & EIGHTY SEVEN
PROPERTY TAX ADVISORS
INC
Specializing In Colorado Commercial Property Tax Protests

December 31, 2025

Douglas Board of County Commissioners
301 Wilcox St.
Castle Rock, CO 80104

Re: 2023/2024 Abatement Petitions

To Whom It May Concern:

Enclosed, please find abatement filings. Please date stamp the attached list of filings and fax, email or mail back to:

Property Tax Advisors, Inc.
3090 S. Jamaica Ct., #204
Aurora, CO 80014

Fax: 303.368.0573
Email: propertytax@cotaxes.net

*mailed
1/5/24
ATW*

Thank you in advance for your attention to this matter.

Best regards,



Dariush Bozorgpour
President

Retail



80104

U.S. POSTAGE PAID
FCM LG ENV
DENVER, CO 80237
DEC 30, 2025

\$11.87

S2324H504860-06

RDC 99

RECEIVED

JAN 05 2026

DOUGLAS COUNTY
COMMISSIONERS

Specializing in Colorado Commercial Tax Protests

PROPERTY TAX ADVISORS

INC.

3090 S. Jamaica Ct., #204, Aurora, CO 80014
Tel. 303.368.0500 Fax. 303.368.0573

Email. propertytax@cotaxes.net

Web. www.Property-Tax-Advisors.com

Douglas Board of County Commissioners
301 Wilcox St.
Castle Rock, CO 80104



202600035-2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

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

Section I: Petitioner, please complete Section I only.

Date: 12/31/25 (Month Day Year)

Petitioner's Name: Turner Associates LLC

Petitioner's Mailing Address: 1107 Old North Gate Rd. Colorado Springs CO 80921

Table with 2 columns: SCHEDULE OR PARCEL NUMBER(S) and PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY. Row 1: R0083539, 310 N. Wilcox St.

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.)

The income and market approaches to value support a lower valuation.

Petitioner's estimate of value: \$ 1,475,000.00 (2024) (Value Year)

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

Petitioner's Signature Daytime Phone Number () Email

By Dariush Bozorgpour Agent's Signature Daytime Phone Number (303) 368.0500

Dariush Bozorgpour/Property Tax Advisors, Inc Printed Name: Email propertytax@cotaxes.net

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

The actual value in the Assessor's Recommendation section does not include 2023 value adjustments for residential and commercial properties. 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). Includes table for Actual, Assessed, and Tax values for Original, Corrected, and Abate/Refund. Includes checkboxes for Assessor recommendation and protest status. Includes Assessor's Signature: Julie Ewertter.



Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to
The
Douglas County Board of County Commissioners

Abatement Filing(s)

#202600035

Petitioner
TURNER ASSOCIATES LLC

ACTUAL VALUE DATA SUMMARY

Of

310 N WILCOX ST
CASTLE ROCK, CO 80104

Account Number: R0083539

Assessment Date(s): January 1, 2024

Prepared by
Douglas County Assessor Office

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2024 tax year and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2022 as required by Colorado Revised Statutes §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2022 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the “actual value” (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2022, level of value (base period) for the determination of property taxes. For purposes of this summary the term “actual value” is considered synonymous with the term “market value”. The intended user of the summary is the Douglas County Board of Equalization. The purpose of this actual value data summary is to provide documentation of the Assessor’s office actual value for the subject property and the basis of the recommendation to the Board of Equalization for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor’s office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the “actual value” (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term “actual value” is considered synonymous with the term “market value”.

Definition of Value

For the purpose of the summary, market value is defined as quoted:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statutes §39-1-106, and the Assessor's Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in *BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al*, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as “*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*”

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2022, utilizing base period data from the time period of 2021 and the first six months of 2022. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2024. Therefore, the subject is assigned a retrospective actual or market value as of June 30, 2022 for the property characteristics that existed on January 1, 2024.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statutes §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statutes §39-1-103(5)(a) states, "...*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statutes §39-1-103(5)(c) requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statutes §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statutes §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statutes §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate is assessed at 27.9% of the assessor's actual value indication. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

“The reasonably probable use of property that results in the highest value.” -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated “*reasonable future use is considered because it is relevant to the property’s present market value*”, and “*our statute does not preclude consideration of future uses.*”

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, “*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*” And further “*Accordingly, a property’s “highest and best use,” which is “[t]he use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, that results in highest land value,” is a “crucial determinant of value in the market.*”

The court then concluded that “*reasonable future use is relevant to a property’s current market value for tax assessment purposes.*”

Highest and best use analysis for ad valorem purposes includes consideration the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as a commercial property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current commercial use is considered to be maximally productive, and the highest and best use of the subject property as improved.

SALES COMPARISON APPROACH

The following improved sales, considered for their actual use in the model development, are properties that sold in or immediately prior to the applicable base study period. The sales provide an indication of the range of value and bracket the per unit coefficient value as applied in the sales comparison modeling process.

	ACCOUNT	ADDRESS	ADJ. SALE \$	SALE DATE	YOC	SQ FT	PSF
1	R0404825 R0075299	240 N WILCOX ST & 330 THIRD ST, CASTLE ROCK	\$4,635,000	6/13/2022	1900	9,619	\$481.86
2	R0482730	404 N PERRY ST, CASTLE ROCK	\$1,800,000	3/22/2021	1880	5,184	\$347.22
3	R0462989	500 N WILCOX ST, CASTLE ROCK	\$1,250,000	5/28/2020	1997	3,150	\$396.83
4	R0605330	221 N PERRY ST, CASTLE ROCK	\$2,635,000	3/31/2020	1946	8,416	\$313.09
5	R0381118 R0481190	420 THIRD ST, CASTLE ROCK	\$2,091,400	2/13/2020	1958	5,914	\$353.64
SELECTED MODEL VALUE PSF							\$350

The table below illustrates the indicated market value calculation detail showing the market model coefficient applied to the subject property characteristics.

Market Calculation Detail			
Neighborhood	<input type="text" value="R20"/>		
Occupancy Code	<input type="text" value="309"/>	Name	<input type="text" value="Church"/>
Name	Units	Val Per	Value
SF	5,279	\$350	\$1,847,650

Summary of Data

The approaches to value where models have been developed and considered for the assignment of actual value for the subject property indicate the following value(s):

Sales Comparison Approach \$ 1,847,650

The subject property is considered for its actual use as of the date of assessment. The improvements located on the subject parcel appears to function well for the intended purpose.

The cost approach is typically most reliable when appraising newly constructed properties where there is little or no depreciation, and with properties where the land component is a substantial portion of the total actual value. The cost approach can also provide an indication of value for unique properties where there is insufficient data to provide a reliable indication of value by the sales comparison or income capitalization approaches. Typically the cost approach is given the least weight with older properties where attempting to estimate an appropriate amount of accrued depreciation may result in an unreliable indication of value, and therefore, this approach may not be given any consideration in the final actual value estimate.

The sales comparison approach model is generally considered to be a good indicator of actual value when there is sufficient sales data available to extract a well supported coefficient for application to the inventory of similar properties. When consequential data is available, the sales comparison approach model is the most likely to provide the best indication of market value of the three approaches to value as it is based on what similar properties have sold for in the market place.

The income capitalization approach model is most generally applicable to actual income-producing properties. This approach synthesizes the dynamics of the rental market by applying market extracted coefficients for economic rental rates, vacancy, expenses and capitalization rates to individual property characteristics. Application of this approach allows analysis as would be typically applied by investors in the market place considering the income stream production capability of a property and how it competes with other investment opportunities available.

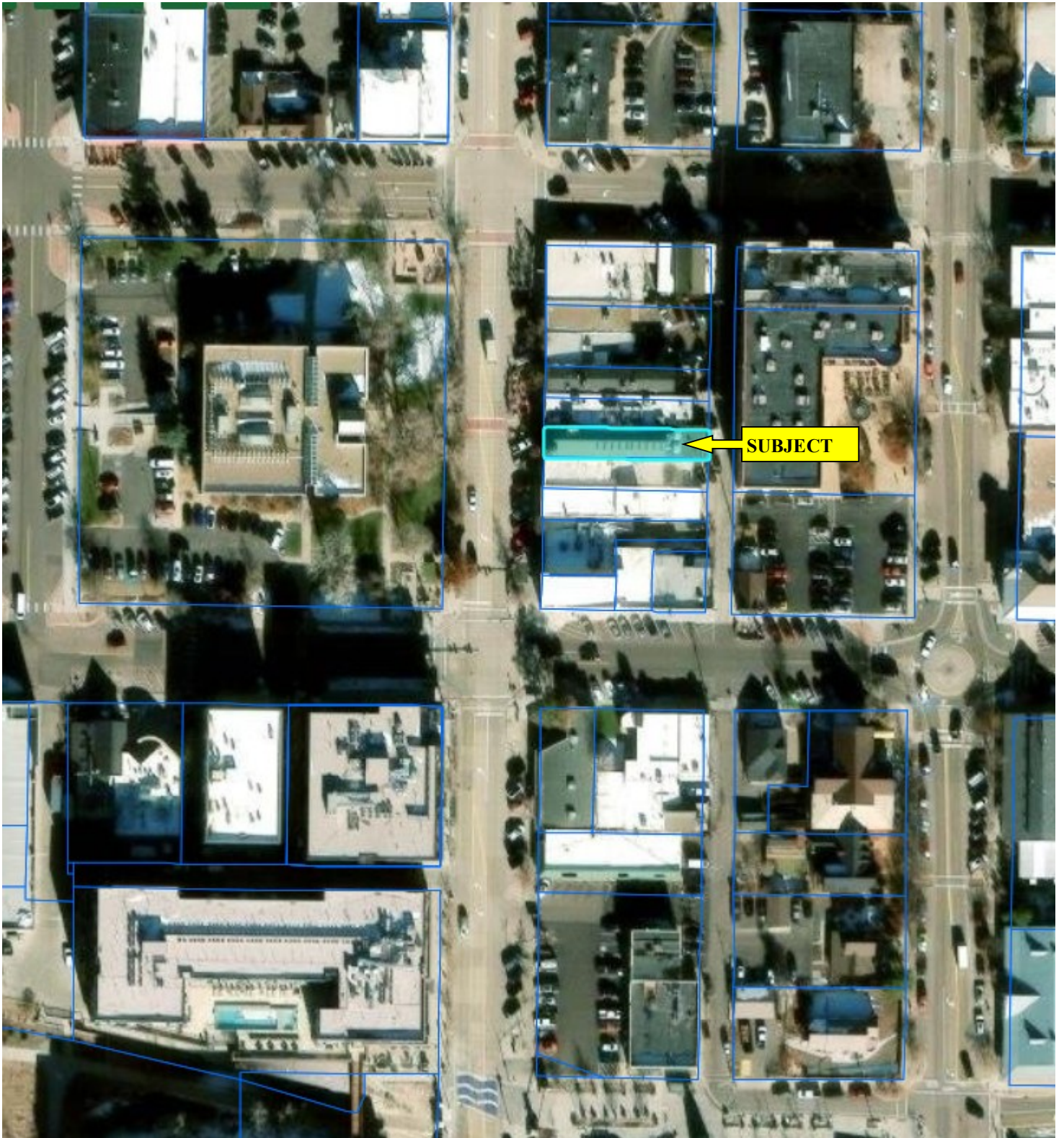
The approaches have been developed for modeling purposes when sufficient data to provide reliable indications of value for the subject property were available. The market/sales comparison approach model has been selected as the most reliable indication of actual value for the subject property.

The actual value assigned to the subject property based on the modeling process as developed from the level of value for the current assessment cycle is **\$1,847,650** allocated as follows:

Improvements	\$	1,513,109
Land	\$	334,541
Total	\$	1,847,650

EXHIBITS AND ADDENDA

Subject Location Map



SUBJECT PROPERTY BUILDING PHOTOGRAPHS



SUBJECT: EXTERIOR OF BUILDING



SUBJECT: AERIAL OF SITE

Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0083539	Local #: 1	Parcel #: 250511212007
Tax Year: 2024	Levy: 72.278000	# of Imps: 1
Tax Dist: 3287	Map #:	LEA: 45119
PUC:	Initials:	Acct Type: Exempt
Assign To: EGW		Created On: 09/01/1996
		Active On: 09/23/2024
		Inactive On:
		Last Updated:

Owner's Name and Address

TURNER ASSOCIATES LLC
1107 OLD NORTH GATE RD
COLORADO SPRINGS, CO 80921-7234

Property Address

310 N WILCOX ST, CASTLE ROCK

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
07/16/2024	\$1,475,000	Special Warranty Deed	2024029690			FRONT RANGE CHRISTIAN CHURCH
06/14/2016	\$720,000	Warranty Deed	2016039010			ANGELA M HOOPER & CHRISTOPHER R HOOPER
02/27/2013	\$750,000	Special Warranty Deed	2013017565			TOM SECRIST & SCOTT ROBY & 310 NORTH WILCOX LLC
02/27/2013	\$0	Quit Claim Common	2013017564			310 NORTH WILCOX LLC
12/28/2011	\$0	Quit Claim	2012003321			310 NORTH WILCOX LLC & TOM SECRIST & SOCTT ROBY
11/10/2011	\$0	Quit Claim Common	2011073826			301 NORTH WILCOX LLC
09/26/2010	\$0	Quit Claim Common	2010068707			310 NORTH WILCOX LLC & TOM SECRIST
04/15/2010	\$0	Quit Claim Common	2010028702			310 NORTH WILCOX LLC
04/14/2010	\$500,000	Special Warranty Deed	2010023294			MICHAEL S FARMER & JON C COOK
11/18/2009	\$0	Quit Claim Common	2009088950			LORRAINE SINCLAIRE DONAGHY & PHILIP DONAGHY
04/20/2007	\$600,000	Warranty Deed Common	2007033084			AVRON INVESTMENTS LLC
11/09/2004	\$415,000	Warranty Deed	2004115214			RICHARD M HART & DANIELLE D HART
02/15/2000	\$300,000	Warranty Deed	00011826	1812	826	AKERS JACK
02/01/2000	\$0	Warranty Deed	00009724	1809	675	KING CHARLENE J & AKERS JACK
08/03/1994	\$0	Quit Claim	9442114	1212	1414	KING CHAR
06/26/1992	\$75,000	Warranty Deed	9222973	1065	1148	CENTURY PROPERTIES
11/11/1983	\$65,000	Warranty Deed	315669	497	700	RUTH S WOODRUFF

Legal

LOT 12 BLK 19 TOWN OF CASTLE ROCK 0.08 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
11	8	67	NW			

Subdivision Information

DOUGLAS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0083539

Local #: 1

Parcel #: 250511212007

Sub Name	Block	Lot	Tract
CASTLE ROCK TOWN OF	19	12	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Exempt	9151	Market	3,485	Square Feet	3,484. 800000	\$96.00	\$334,541	27.90%	\$93,337
Class				Sub Class					
Commercial	2112	Market	3,485	Square Feet	3,484. 800000	\$96.00	\$334,541	27.90%	\$93,337
Class				Sub Class					
Land Subtotal:					0.16		\$669,082		\$186,674

Land Attributes

Attribute	Description	Adjustment
C-OTS	C-Outsized Lot	0.400000
C-VSB	C-Visibility	0.200000

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Commercial	2212	Church - Sanctuaries (Chapels)	Masonry	\$1,513,109	27.90%	\$422,157
1.00	Commercial	9259	Church - Sanctuaries (Chapels)	Masonry	\$1,513,109	27.90%	\$422,157
Improvement Subtotal:					\$3,026,218		\$844,315

Total Property Value

Total Value:					\$1,847,650		\$507,120
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*Approximate Assessed Value

Transmittal Sheet for Abatement #: 202600035

Abatement #	202600035	Staff Appraiser	EGW
Tax Year	2024	Review Appraiser	SJH
Date Received	1/6/2026	Recommendation	Deny
Petitioner	TURNER ASSOCIATES LLC	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	PROPERTY TAX ADVISORS, INC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,475,000	Assessor Final Review Value	\$1,847,650

The subject property is a 5,279 square foot commercial property constructed in 1993. As of the 6/30/2022 date of value and 1/1/2024 assessment date, the subject was owned and operated by a tax exempt church organization. Documentation provided by the petitioner's agent did not support any valuation adjustment. The sale of the subject provided occurred over 2 years after the relevant date of value and the comparable sale provided is of a commercial condominium day care. For the 2024 tax year, the property was valued using the sales comparison approach. The valuation market model selected for the subject is supported by comparable sales within the study period, indicating a value of \$350 per square foot. Based on this analysis, denial of the appeal is recommended.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0083539	2112	3287	\$153,560	\$0	\$153,560	27.900%	\$42,840	7.2278%	\$3,096.39
	2212	3287	\$694,542	(\$30,000)	\$664,542	27.900%	\$185,410	7.2278%	\$13,401.06
	9151	3287	\$180,981	\$0	\$180,981	27.900%	\$50,490	7.2278%	\$3,649.32
	9259	3287	\$818,567	\$0	\$818,567	27.900%	\$228,380	7.2278%	\$16,506.85
Account Total:			\$1,847,650	(\$30,000)	\$1,817,650		\$507,120		\$36,653.62

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0083539	2112	3287	\$153,560	\$0	\$153,560	27.900%	\$42,840	7.2278%	\$3,096.39
	2212	3287	\$694,542	(\$30,000)	\$664,542	27.900%	\$185,410	7.2278%	\$13,401.06
	9151	3287	\$180,981	\$0	\$180,981	27.900%	\$50,490	7.2278%	\$3,649.32
	9259	3287	\$818,567	\$0	\$818,567	27.900%	\$228,380	7.2278%	\$16,506.85
Account Total:			\$1,847,650	(\$30,000)	\$1,817,650		\$507,120		\$36,653.62

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
R0083539	\$1,847,650	\$507,120	\$36,653.62	\$1,847,650	\$507,120	\$36,653.62	\$0.00
Totals	\$1,847,650	\$507,120	\$36,653.62	\$1,847,650	\$507,120	\$36,653.62	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0083539	SB22-238 Commercial 30k Exemption	(\$30,000)

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: TJTM Castle Rock LLC

Agent: Robert A. Hill

Parcel No.: R0344588

Abatement Number: 202600028 & 202600029

Assessor's Original Value: \$3,371,845 for tax years 2023 and 2024

Hearing Date: March 18, 2026

Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by : Edward Weller
2. The Petitioner was:
 - a. present
 - b. not present
 - c. present/represented by [Click here to enter text.](#)
 - d. not present/represented by Robert Hill
3. Assessor's Recommended Value: \$3,371,845 – No change

Petitioner's Requested Value: \$2,700,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner provided two comparable sales with sizes of 17,172 sf and 48,820 sf and sales prices per square foot of \$125.20 and \$141.34 respectively. He requested a value of \$2,700,000 or \$172.16/sf.

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: (3215) - Industrial

Total Actual Value: \$3,371,845 for 2023 and 2024

Reasons are as follows: The assessor's eight sales were a more comprehensive indication of market value than the two sales used by the petitioner. The assigned value by the assessor is supported.

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

3/18/2026
Date

Abatement Log No. 202600028 & 202600029

202600628-2023
202600029-2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

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

Section I: Petitioner, please complete Section I only.

Date: 12/31/2025
Month Day Year

Received

Petitioner's Name: Tjtm Castle Rock Llc

DEC 31 2025

Petitioner's Mailing Address: 5500 STONE CANON RANCH RD
CASTLE ROCK, CO 80104

Douglas County
Assessor's Office

SCHEDULE OR PARCEL NUMBER(S)
R0344588

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
1050 TOPEKA WAY, CASTLE ROCK, CO 80109

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.)

Based on sales comps, value should be lower

Petitioner's estimate of value: \$ \$2,700,000 (2023) and \$ \$2,700,000 (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 Phone Number () Email _____

By Robert A. Hill Phone Number (612) 735-1985 Email bob@usapta.com
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 _____	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	_____	_____	_____	_____	_____	_____	_____

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 _____ 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 _____, _____, _____.

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

CONSULTANT – AGENCY AGREEMENT

This letter serves as authorization for Robert Hill to act as the agent in preparation and filing of real estate assessment appeals for below listed property(s). This authorization is valid for assessment years 2023, 2024, 2025, and for any subsequent years that become part of a settlement agreement or hearing decision.

It is requested that all communication regarding any matter in which this Agent is authorized to act is addressed to Robert Hill.

Account Number	Property Address	Owner Name
R0159218	189 S 50th Ave	Emrland Investments Llc Und Int 42.558% And
R0344588	1050 Topeka Way	Tjtm Castle Rock Llc

OWNER OF RECORD

Signature: Justine Watt

Date: 12/26/25

Printed Name: Justine Watt



COMPARABLE SALES ANALYSIS

Tax Year 2023

S. No	County	Account Number	LUC	Property Address	SQ FT	Year Built	Land Size	Sale Date	Sales Price	Sales PSF
5	Douglas - CO	R0344588	458	1050 Topeka Way	15,683	2002	43,560		\$3,371,845	\$215.00
1	Douglas - CO	R0396943	458	747 S GILBERT ST	17,172	1996	80,020	4/2/2020	\$2,150,000	\$125.20
2	Douglas - CO	R0339281	458	8101 MIDWAY DR	48,820	1989	125,714	8/3/2022	\$6,900,000	\$141.34
									Median PSF	\$133.27
									Proposed Value	\$2,090,068

Brenda Davis

From: Assessors
Sent: Wednesday, December 31, 2025 1:42 PM
To: Brenda Davis; Felice Entratter
Subject: FW: 2023 & 2024 Abatement Request - Tjtm Castle Rock Ll
Attachments: R0344588 - Analysis.pdf

From: Astha Patel <APatel@poconnor.com>
Sent: Wednesday, December 31, 2025 12:55 PM
To: Assessors <Assessors@douglas.co.us>
Cc: Robert Hill <bob@usapta.com>
Subject: 2023 & 2024 Abatement Request - Tjtm Castle Rock Ll

Caution: This email originated outside the organization. Be cautious with links and attachments.

Good afternoon,

I would like to file abatements for the account below. Please let me know if anything else is needed to get the request processed.

Account Number	Property Address
R0344588	1050 Topeka Way

Thank you,
Astha
Astha Patel
National Property Tax Consultant



Tel: 832-753-5821
Corporate Office:
2200 North Loop West, Ste 200
Houston, TX 77018
Web: www.hotelpropertytaxconsultant.com



Transmittal Sheet for Abatement #: 202600028

Abatement #	202600028	Staff Appraiser	EGW
Tax Year	2023	Review Appraiser	SJH
Date Received	12/31/2025	Recommendation	Deny
Petitioner	TJTM CASTLE ROCK LLC	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	ROBERT A. HILL		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$2,700,000	Assessor Final Review Value	\$3,371,845

The subject property is a 15,683 square foot multi-tenant warehouse constructed in 2002. The comparable sales and actual operating data provided by the petitioner's agent did not support any valuation adjustment. The income and expense information provided appears to represent only one tenant of multiple that occupies the subject. In order to properly review the performance of the subject, study period rent rolls and leases are necessary. For the 2023 tax year, the property was valued using the sales comparison approach. The valuation market model selected for the subject is supported by comparable sales within the study period, indicating a value of \$215 per square foot. Based on this analysis, denial of the appeal is recommended.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0344588	3115	0217	\$435,600	\$0	\$435,600	27.900%	\$121,530	7.0245%	\$8,536.87
	3215	0217	\$2,936,245	\$0	\$2,936,245	27.900%	\$819,210	7.0245%	\$57,545.41
Account Total:			\$3,371,845	\$0	\$3,371,845		\$940,740		\$66,082.28

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0344588	3115	0217	\$435,600	\$0	\$435,600	27.900%	\$121,530	7.0245%	\$8,536.87
	3215	0217	\$2,936,245	\$0	\$2,936,245	27.900%	\$819,210	7.0245%	\$57,545.41
Account Total:			\$3,371,845	\$0	\$3,371,845		\$940,740		\$66,082.28

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
R0344588	\$3,371,845	\$940,740	\$66,082.28	\$3,371,845	\$940,740	\$66,082.28	\$0.00
Totals	\$3,371,845	\$940,740	\$66,082.28	\$3,371,845	\$940,740	\$66,082.28	\$0.00

Transmittal Sheet for Abatement #: 202600029

Abatement #	202600029	Staff Appraiser	EGW
Tax Year	2024	Review Appraiser	SJH
Date Received	12/31/2025	Recommendation	Deny
Petitioner	TJTM CASTLE ROCK LLC	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	ROBERT A. HILL		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$2,700,000	Assessor Final Review Value	\$3,371,845

The subject property is a 15,683 square foot multi-tenant warehouse constructed in 2002. The comparable sales and actual operating data provided by the petitioner's agent did not support any valuation adjustment. The income and expense information provided appears to represent only one tenant of multiple that occupies the subject. In order to properly review the performance of the subject, study period rent rolls and leases are necessary. For the 2024 tax year, the property was valued using the sales comparison approach. The valuation market model selected for the subject is supported by comparable sales within the study period, indicating a value of \$215 per square foot. Based on this analysis, denial of the appeal is recommended.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0344588	3115	0217	\$435,600	\$0	\$435,600	27.900%	\$121,530	6.9278%	\$8,419.36
	3215	0217	\$2,936,245	\$0	\$2,936,245	27.900%	\$819,210	6.9278%	\$56,753.23
Account Total:			\$3,371,845	\$0	\$3,371,845		\$940,740		\$65,172.59

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0344588	3115	0217	\$435,600	\$0	\$435,600	27.900%	\$121,530	6.9278%	\$8,419.36
	3215	0217	\$2,936,245	\$0	\$2,936,245	27.900%	\$819,210	6.9278%	\$56,753.23
Account Total:			\$3,371,845	\$0	\$3,371,845		\$940,740		\$65,172.59

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
R0344588	\$3,371,845	\$940,740	\$65,172.59	\$3,371,845	\$940,740	\$65,172.59	\$0.00
Totals	\$3,371,845	\$940,740	\$65,172.59	\$3,371,845	\$940,740	\$65,172.59	\$0.00

202600628-2023
202600029-2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

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

Section I: Petitioner, please complete Section I only.

Date: 12/31/2025
Month Day Year

Received

Petitioner's Name: Tjm Castle Rock Llc
Petitioner's Mailing Address: 5500 STONE CANON RANCH RD
CASTLE ROCK, CO 80104
City or Town State Zip Code

DEC 31 2025
Douglas County
Assessor's Office

SCHEDULE OR PARCEL NUMBER(S) R0344588 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
1050 TOPEKA WAY, CASTLE ROCK, CO 80109

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.)

Based on sales comps, value should be lower

Petitioner's estimate of value: \$ \$2,700,000 (2023) and \$ \$2,700,000 (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 Phone Number (____) _____ Email _____

By Robert A. Hill Phone Number (612) 735-1985 Email bob@usapta.com
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 _____	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	_____	_____	_____	_____	_____	_____	_____

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: 2023 Protest? No Yes (if a protest was filed, please attach a copy of the NOD.)
Tax year: 2024 Protest? No Yes (if a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):
See Transmittals

Jelice Euvatten
Assessor's or Deputy Assessor's Signature



Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to

The
Douglas County Board of County Commissioners

Abatement Filing(s)

#202600028
#202600029

Petitioner
TJTM CASTLE ROCK LLC

ACTUAL VALUE DATA SUMMARY

Of

1050 TOPEKA WAY
CASTLE ROCK, CO 80109

Account Number: R0344588

Assessment Date(s): January 1, 2023 and 2024

Prepared by
Douglas County Assessor Office

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2023 and 2024 tax years and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2022 as required by Colorado Revised Statutes §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2022 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the “actual value” (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2022, level of value (base period) for the determination of property taxes. For purposes of this summary the term “actual value” is considered synonymous with the term “market value”. The intended user of the summary is the Douglas County Board of Equalization. The purpose of this actual value data summary is to provide documentation of the Assessor’s office actual value for the subject property and the basis of the recommendation to the Board of Equalization for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor’s office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the “actual value” (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term “actual value” is considered synonymous with the term “market value”.

Definition of Value

For the purpose of the summary, market value is defined as quoted:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statutes §39-1-106, and the Assessor's Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in *BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al*, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as “*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*”

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2022, utilizing base period data from the time period of 2021 and the first six months of 2022. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2023 and 2024. Therefore, the subject is assigned a retrospective actual or market value as of June 30, 2022 for the property characteristics that existed on January 1, 2023 and 2024.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statutes §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statutes §39-1-103(5)(a) states, "...*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statutes §39-1-103(5)(c) requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statutes §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statutes §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statutes §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate is assessed at 27.9% of the assessor's actual value indication. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

“The reasonably probable use of property that results in the highest value.” -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated “*reasonable future use is considered because it is relevant to the property’s present market value*”, and “*our statute does not preclude consideration of future uses.*”

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, “*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*” And further “*Accordingly, a property’s “highest and best use,” which is “[t]he use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, that results in highest land value,” is a “crucial determinant of value in the market.*”

The court then concluded that “*reasonable future use is relevant to a property’s current market value for tax assessment purposes.*”

Highest and best use analysis for ad valorem purposes includes consideration the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as an industrial property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current industrial use is considered to be maximally productive, and the highest and best use of the subject property as improved.

SALES COMPARISON APPROACH

The following improved sales, considered for their actual use in the model development, are properties that sold in or immediately prior to the applicable base study period. The sales provide an indication of the range of value and bracket the per unit coefficient value as applied in the sales comparison modeling process.

	ACCOUNT	ADDRESS	ADJ. SALE \$	SALE DATE	YOC	SQ FT	PSF
1	ARAPAHOE	9869 E EASTER AVE, ENGLEWOOD	\$2,925,000	2/24/2022	2006	12,000	\$243.75
2	R0310922	3761 NORWOOD DR, LITTLETON	\$6,300,000	7/2/2021	1984, 1995	22,806	\$276.24
3	ARAPAHOE	7240 S FRASER ST, CENTENNIAL	\$3,600,000	5/21/2021	1998	12,624	\$285.17
4	ARAPAHOE	7030-7036 S POTOMAC ST, CENTENNIAL	\$3,550,000	5/10/2021	2002	22,950	\$154.68
5	R0451066	907 PARK ST, CASTLE ROCK	\$2,650,000	1/13/2021	2005	12,552	\$211.12
6	ARAPAHOE	15253 E FREMONT DR, ENGLEWOOD	\$2,320,000	12/8/2020	2012	9,110	\$254.67
7	R0602722	2811 HIGHWAY 85, CASTLE ROCK	\$2,867,198	10/26/2020	2020	13,225	\$216.80
8	ARAPAHOE	15152 E FREMONT DR, ENGLEWOOD	\$2,025,000	8/25/2020	1998	12,100	\$167.36
SELECTED MODEL VALUE PSF							\$215

The table below illustrates the indicated market value calculation detail showing the market model coefficient applied to the subject property characteristics.

Market Calculation Detail			
Neighborhood	173	Name	Ind. Light Manuf.
Occupancy Code	334		
Name	Units	Val Per	Value
SF	15,683	\$215	\$3,371,845

INCOME CAPITALIZATION APPROACH

Applicable overall capitalization rates as applied in the modeled income capitalization approach have been derived by analysis of sales of properties with leases in place at the time of sale, consideration of typical mortgage and equity return requirements, and review of the Lowery Property Advisors *Real Estate Investment Survey*, Summer 2022.

When an actual vacancy rate and expense data are not provided or are found to be insufficient the modeled rates derived from analysis of leased properties and review of data available from CoStar and real property brokerage reporting services are applied.

The worksheet on the following page provides the application of the income capitalization approach coefficients to the characteristics of the subject property in a direct income capitalization analysis.

Summary of Data

The approaches to value where models have been developed and considered for the assignment of actual value for the subject property indicate the following value(s):

Sales Comparison Approach	\$ 3,371,845
Income Capitalization Approach	\$ 3,400,000

The subject property is considered for its actual use as of the date of assessment. The improvements located on the subject parcel appears to function well for the intended purpose.

The cost approach is typically most reliable when appraising newly constructed properties where there is little or no depreciation, and with properties where the land component is a substantial portion of the total actual value. The cost approach can also provide an indication of value for unique properties where there is insufficient data to provide a reliable indication of value by the sales comparison or income capitalization approaches. Typically the cost approach is given the least weight with older properties where attempting to estimate an appropriate amount of accrued depreciation may result in an unreliable indication of value, and therefore, this approach may not be given any consideration in the final actual value estimate.

The sales comparison approach model is generally considered to be a good indicator of actual value when there is sufficient sales data available to extract a well supported coefficient for application to the inventory of similar properties. When consequential data is available, the sales comparison approach model is the most likely to provide the best indication of market value of the three approaches to value as it is based on what similar properties have sold for in the market place.

The income capitalization approach model is most generally applicable to actual income-producing properties. This approach synthesizes the dynamics of the rental market by applying market extracted coefficients for economic rental rates, vacancy, expenses and capitalization rates to individual property characteristics. Application of this approach allows analysis as would be typically applied by investors in the market place considering the income stream production capability of a property and how it competes with other investment opportunities available.

The approaches have been developed for modeling purposes when sufficient data to provide reliable indications of value for the subject property were available. The market/sales comparison approach model has been selected as the most reliable indication of actual value for the subject property with support as indicated above from the income capitalization approach model.

The actual value assigned to the subject property based on the modeling process as developed from the level of value for the current assessment cycle is **\$3,371,845** allocated as follows:

Improvements	\$	2,936,245
Land	\$	435,600
Total	\$	3,371,845

EXHIBITS AND ADDENDA

Subject Location Map



SUBJECT PROPERTY BUILDING PHOTOGRAPHS



SUBJECT: EXTERIOR OF BUILDING #1



SUBJECT: TENANT SIGNAGE AS OF JUNE 2023



SUBJECT: AERIAL OF SITE

Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0344588	Local #: 1,8	Parcel #: 250510102012
Tax Year: 2023	Levy: 70.245000	# of Imps: 1
Tax Dist: 0217	Map #:	LEA: 45111
PUC:	Initials:	Acct Type: Commercial
Assign To: EGW		Created On: 09/01/1996
		Active On: 12/05/2022
		Inactive On:
		Last Updated:

Owner's Name and Address	Property Address
TJTM CASTLE ROCK LLC 5500 STONE CANON RANCH RD CASTLE ROCK, CO 80104-2551	1050 TOPEKA WAY, CASTLE ROCK

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
12/29/2014	\$1,975,000	Special Warranty Deed	2014076701			RHI LLC
01/26/2011	\$1,250,000	Special Warranty Deed	2011007568			1050 TOPEKA WAY LLC
05/13/2009	\$0	Quit Claim	2009036098			JOSEPH M MEYER JR & CATHY S LATTA
09/29/2000	\$165,000	Warranty Deed Joint	00071949	1906	865	JOHN S DELVA & MARGUERITE C DELVA
09/10/1998	\$0	Quit Claim	9891343	1625	1181	JS DELVA CORP
11/01/1997	\$0	Quit Claim	9766310	1485	927	JS DELVA CORP
03/08/1991	\$51,300	Warranty Deed	9108031	957	1047	COLUMBIA SAVINGS

Legal

LOT 2 CITADEL STATION #6 AMENDMENT #1 1 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
10	8	67	NE			

Subdivision Information

Sub Name	Block	Lot	Tract
CITADEL STATION	0	2	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	3115	Market	43,560	Square Feet	43,560.000000	\$10.00	\$435,600	27.90%	\$121,532
Class				Sub Class					
Land Subtotal:					1.00		\$435,600		\$121,532

DOUGLAS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0344588

Local #: 1,8

Parcel #: 250510102012

Land Attributes

Attribute	Description	Adjustment
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Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Commercial	3215	Indust Lght Manufacturing	Metal Frame	\$2,936,245	27.90%	\$819,212
Improvement Subtotal:					\$2,936,245		\$819,212

Total Property Value

Total Value:	\$3,371,845	\$940,740
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*Approximate Assessed Value

DOUGLAS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0344588	Local #: 1,8	Parcel #: 250510102012
Imp #: 1		Landscaping \$: 0.00
Property Type: Commercial		
Quality: Average		
Condition: Good	Nbhd: 173	
Perimeter: 691	Nbhd Ext: 00	
% Complete: 100.00%	Nbhd Adj: 1.0000	

Occupancy Summary

Occupancy: Indust Lght Manufacturing	Occ %: 100%
--------------------------------------	-------------

Built As Summary

Built As: Indust Lght Manufacturing	Year Built: 2002	
Construction Type: Metal Frame	Year Remodeled: 0	
HVAC: Package Unit		
Interior Finish:	% Remodeled: 0.0000	
Roof Cover:	Adj Year Blt: 2002	
Built As SF: 15683	Effective Age:	
# of Baths: 0.00		
# of Bdrms: 0.00		
# of Stories: 1.00		
Story Height: 21		
Sprinkler SF: 15683	Diameter: 0	
Capacity: 0	Height: 0	

Improvement Summary

Improvement 1	Units	Units Price	RCN	Actual Value
Add On				
Com Asphalt Good	15450. 0000	\$5.95	\$91,927.50	\$59,660.00
Mezzanine				
Storage	3413. 0000	\$31.64	\$107,987.32	\$107,987.00

Improvements Value Summary

IMPNO: 1		
RCN Cost/SF: \$107.18	Design Adj: 0.0000	Func Obs %: 0.0000
Total RCN: \$1,680,860.00	Exterior Adj: 0.0000	Econ Obs %: 0.0000
Phys Depr %: 0.3510	Interior Adj: 0.0000	Other Obs %: 0.0000
Phys Depr \$: \$589,982.00	Amateur Adj: 0.0000	
RCNLD \$: \$1,090,878.00	RCNLD Cost/\$: \$69.56	Market/SF: \$187.22

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Hepwort Family Trust

Agent: Jason Letman

Parcel No.: R0259215

Abatement Number: 202600026 & 202600027

Assessor's Original Value: \$1,319,360 for 2023 and 2024

Hearing Date: March 18, 2026

Hearing Time: 11:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Matthew Steder
2. The Petitioner was:
 - a. present
 - b. not present
 - c. present/represented by Jason Letman
 - d. not present/represented by [Click here to enter text.](#)
3. Assessor's Recommended Value: \$1,319,360 – No change

Petitioner's Requested Value: \$1,200,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner provided the 2021 and 2022 actual income and expense statements and based on the recent historical financial performance requested that the value be reduced to \$1,200,000. He additionally stated that the property had sold in July of 2025 and supported his requested value.

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: (3212) - Industrial

Total Actual Value: \$1,319,360 for both 2023 and 2024

Reasons are as follows: The assessor provided five comparable sales ranging in size from 13,742 sf to 22,150sf with sales prices per square foot ranging from \$125.20 to \$201.67. The assigned value using comparable sales is a much better indication of market value than the actual income which indicates a rental rate that appears far below market value. The sale occurred three years after the 6/30/2022 appraisal date and cannot be considered. The assessor's value is supported, petition 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

3/18/2026
Date

Abatement Log No. 202600026 & 202600027

PETITION FOR ABATEMENT OR REFUND OF TAXES

DCASSESSOR
DEC 30 2025 RCD

County: Douglas

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

Section I: Petitioner, please complete Section I only.

Date: 12/22/2025
Month Day Year

Petitioner's Name: Hepworth Family Trust VHEP-DO-001

Petitioner's Mailing Address: 6859 Village Road
Parker CO 80134
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0259215	10302 S. Progress Way

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.)

See attached.

Petitioner's estimate of value: \$ 1,100,000 (2023) and \$ 1,100,000 (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 (303) 901-7336
Email vdhepworth@gmail.com

By [Signature]
Agent's Signature*
Daytime Phone Number (303) 770-2420

Printed Name: Jason Letman
Email jletman@consultus.biz

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

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.

	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)(l)(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

Dear Assessor,

I am submitting this appeal of the subject property's total actual value. The subject is a single tenant property located at 10302 S Progress Way, Parker, CO. The appeal is based on a review of the property's actual income and operating expenses during the 2023 base period and income capitalization analysis.

Enclosed with this appeal, please find the subject's income and expense statements for the 2021 and 2022, along with an income analysis.

Based on the documented financial performance of the property and prevailing market conditions during the base period, the indicated market value of the subject property is \$1,100,000.

Thank you for your time and consideration of this appeal. Please do not hesitate to contact me should you require any additional information or clarification.

This appeal package is a consulting service and not an appraisal. As such, this letter does not comply with USPAP and is not part of appraisal practice, nor is it required to be. Our compensation for completing this analysis may be, in part, based on a percentage of the tax savings that may result from the appeal.

Sincerely,

Jason Letman

Square Feet	8500	8500
Year	2021	2022
Income	\$ 47,600	\$ 49,200
Expenses	\$ 29,375	\$ 31,161
NOI	\$ 76,975	\$ 80,361
Add Back Taxes	\$ 19,436	\$ 19,207
NOI BT	\$ 96,411	\$ 99,568
OAR	6.50%	6.50%
ETR	2.51%	2.51%
OAR+Tax	9.01%	9.01%
Indicated Value	\$ 1,070,400	\$ 1,105,400

10302 S. Progress Way, Parker, CO 80134

2021 Income	2021 Expenses				
Rent Income	X-Shred	Property	Property Ins	Bldg R&M	Legal
Kumar & Assoc.	Shred Doc.	Taxes	Hartford	ISP & JM	FLGinsberg
\$ 3,900.00				\$ 59.00	
\$ 3,900.00					
\$ 3,900.00					
\$ 3,900.00					
\$ 3,900.00	\$ 240.00				
\$ 3,900.00			\$ 5,640.00		
\$ 3,900.00					
\$ 4,100.00				\$ 600.00	CR#1060
\$ 4,100.00				\$ 1,400.00	CR#1061
\$ 4,100.00					
\$ 4,100.00		\$ 19,436.00			\$ 2,000.00
\$ 47,600.00	\$ 240.00	\$ 19,436.00	\$ 5,640.00	\$ 2,059.00	\$ 2,000.00
<i>Total Expenses: \$ 29,375.00</i>					

10302 S. Progress Way, Parker, CO 80134

2022 Income Rent Income Kumar & Assoc.	Office Bldg. Expenses		
	Property Taxes	Property Ins Hartford	Bldg R&M ISP/USA/Elec
\$ 4,100.00			
\$ 4,100.00			
\$ 4,100.00			
\$ 4,100.00			\$ 700.00
\$ 4,100.00			
\$ 4,100.00			\$ 2,280.00
\$ 4,100.00		\$ 5,831.00	
\$ 4,100.00			\$ 3,150.00
\$ 4,100.00		\$ (7.00)	
\$ 4,100.00			
\$ 4,100.00			
\$ 4,100.00			
\$ 4,100.00	\$ 19,207.06		
\$ 49,200.00	\$ 19,207.06	\$ 5,824.00	\$ 6,130.00
\$ 31,161.06	TOTAL EXPENSES		
\$ 18,038.94	TAXABLE INCOME		

APPOINTMENT OF AGENT

DATE: 3/21/2025

TO WHOM IT MAY CONCERN:

AGENT: **Consultus Asset Valuation, Inc.**
68 Inverness Place East #103
Englewood, CO 80112
Fax: (303) 770-2430
Phone: (303) 770-2420

Consultus Asset Valuation, Inc. is authorized to represent Hepworth Family Trust in property tax valuation matters for the years 2023 through 2026. Please contact Consultus regarding all property tax issues. The properties are indicated below:

COUNTY	SCHEDULE NO.	ADDRESS
Douglas	R0259215	10302 S. Progress Way

Virginia D Hepworth , 3/21/2025
(Signature) Date

Printed Virginia D Hepworth

Title Trustee

Company Name Hepworth Family Trust

Phone No. 303-901-7336

Subscribed and sworn before me this 21st day of March, 2025.

My commission expires 05/03/2026

[Signature]
Notary Public

VHEP-DO-001

EVELYN HAWK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174047640
MY COMMISSION EXPIRES 05/03/2026

Transmittal Sheet for Abatement #: 202600026

Abatement #	202600026	Staff Appraiser	MGS
Tax Year	2023	Review Appraiser	SJH
Date Received	12/30/2025	Recommendation	Deny
Petitioner	HEPWORTH FAMILY TRUST	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	CONSULTUS ASSET VALUATION INC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,100,000	Assessor Final Review Value	\$1,319,360

The subject property is an 8,512 square foot, single tenant industrial property constructed in 1981. Documentation provided by the petitioner's agent did not support any valuation adjustment. The agent's estimates of market rent, vacancy, operating expenses, and capitalization rate used in the income approach are not supported by market indicators analyzed by the assessor. Actual income and expense information indicates the presence of a leasehold interest resulting from below-market rent currently in place. For the 2023 tax year, the property was valued using the sales comparison approach. The valuation model (176) selected for the subject is supported by comparable sales within the study period, indicating a value of \$155 per square foot. Based on this analysis, denial of the appeal is recommended.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0259215	3112	3366	\$315,810	\$0	\$315,810	27.900%	\$88,110	8.8399%	\$7,788.84
	3212	3366	\$1,003,550	\$0	\$1,003,550	27.900%	\$279,990	8.8399%	\$24,750.84
Account Total:			\$1,319,360	\$0	\$1,319,360		\$368,100		\$32,539.68

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0259215	3112	3366	\$315,810	\$0	\$315,810	27.900%	\$88,110	8.8399%	\$7,788.84
	3212	3366	\$1,003,550	\$0	\$1,003,550	27.900%	\$279,990	8.8399%	\$24,750.84
Account Total:			\$1,319,360	\$0	\$1,319,360		\$368,100		\$32,539.68

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0259215	\$1,319,360	\$368,100	\$32,539.68	\$1,319,360	\$368,100	\$32,539.68	\$0.00
Totals	\$1,319,360	\$368,100	\$32,539.68	\$1,319,360	\$368,100	\$32,539.68	\$0.00

Transmittal Sheet for Abatement #: 202600027

Abatement #	202600027	Staff Appraiser	MGS
Tax Year	2024	Review Appraiser	SJH
Date Received	12/30/2025	Recommendation	Deny
Petitioner	HEPWORTH FAMILY TRUST	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	CONSULTUS ASSET VALUATION, INC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,100,000	Assessor Final Review Value	\$1,319,360

The subject property is an 8,512 square foot, single tenant industrial property constructed in 1981. Documentation provided by the petitioner's agent did not support any valuation adjustment. The agent's estimates of market rent, vacancy, operating expenses, and capitalization rate used in the income approach are not supported by market indicators analyzed by the assessor. Actual income and expense information indicates the presence of a leasehold interest resulting from below-market rent currently in place. For the 2024 tax year, the property was valued using the sales comparison approach. The valuation model (176) selected for the subject is supported by comparable sales within the study period, indicating a value of \$155 per square foot. Based on this analysis, denial of the appeal is recommended.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0259215	3112	3366	\$315,810	\$0	\$315,810	27.900%	\$88,110	8.7354%	\$7,696.76
	3212	3366	\$1,003,550	\$0	\$1,003,550	27.900%	\$279,990	8.7354%	\$24,458.25
Account Total:			\$1,319,360	\$0	\$1,319,360		\$368,100		\$32,155.01

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0259215	3112	3366	\$315,810	\$0	\$315,810	27.900%	\$88,110	8.7354%	\$7,696.76
	3212	3366	\$1,003,550	\$0	\$1,003,550	27.900%	\$279,990	8.7354%	\$24,458.25
Account Total:			\$1,319,360	\$0	\$1,319,360		\$368,100		\$32,155.01

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
R0259215	\$1,319,360	\$368,100	\$32,155.01	\$1,319,360	\$368,100	\$32,155.01	\$0.00
Totals	\$1,319,360	\$368,100	\$32,155.01	\$1,319,360	\$368,100	\$32,155.01	\$0.00

202600026-2023
202600027-2024

DCASSESSOR
DEC 30 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: 12/22/2025
Month Day Year

Petitioner's Name: Hepworth Family Trust VHEP-DO-001

Petitioner's Mailing Address: 6859 Village Road
Parker CO 80134
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0259215	10302 S. Progress Way

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.)

See attached.

Petitioner's estimate of value: \$ 1,100,000 (2023) and \$ 1,100,000 (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 (303) 901-7336

Email vdhepworth@gmail.com

By [Signature]
Agent's Signature*

Daytime Phone Number (303) 770-2420

Printed Name: Jason Letman

Email jletman@consultus.biz

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

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: 2023 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: 2024 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

See Transmittals

[Signature]
Assessor's or Deputy Assessor's Signature



Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to

The
Douglas County Board of County Commissioners

Abatement Filing(s)

#202600026

Petitioner
HEPWORTH FAMILY TRUST

ACTUAL VALUE DATA SUMMARY

Of

10302 S PROGRESS WAY
PARKER, CO 80134

Account Number: R0259215

Assessment Date(s): January 1, 2023

Prepared by
Douglas County Assessor Office

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2023 tax year and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2022 as required by Colorado Revised Statutes §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2022 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the “actual value” (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2022, level of value (base period) for the determination of property taxes. For purposes of this summary the term “actual value” is considered synonymous with the term “market value”. The intended user of the summary is the Douglas County Board of Equalization. The purpose of this actual value data summary is to provide documentation of the Assessor’s office actual value for the subject property and the basis of the recommendation to the Board of Equalization for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor’s office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for ad valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the “actual value” (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term “actual value” is considered synonymous with the term “market value”.

Definition of Value

For the purpose of the summary, market value is defined as quoted:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statutes §39-1-106, and the Assessor's Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in *BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al*, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as “*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*”

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2022, utilizing base period data from the time period of 2021 and the first six months of 2022. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2023. Therefore, the subject is assigned a retrospective actual or market value as of June 30, 2022 for the property characteristics that existed on January 1, 2023.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statutes §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statutes §39-1-103(5)(a) states, "...*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statutes §39-1-103 requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statutes §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statutes §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statutes §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate is assessed at 27.9% of the assessor's actual value indication. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

“The reasonably probable use of property that results in the highest value.” -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated “*reasonable future use is considered because it is relevant to the property’s present market value*”, and “*our statute does not preclude consideration of future uses.*”

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, “*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*” And further “*Accordingly, a property’s “highest and best use,” which is “[t]he use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, that results in highest land value,” is a “crucial determinant of value in the market.*”

The court then concluded that “*reasonable future use is relevant to a property’s current market value for tax assessment purposes.*”

Highest and best use analysis for ad valorem purposes includes consideration the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as a commercial industrial property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current commercial industrial property use is considered to be maximally productive, and the highest and best use of the subject property as improved.

SALES COMPARISON APPROACH

The following improved sales, considered for their actual use in the model development, are properties that sold in or immediately prior to the applicable base study period. The sales provide an indication of the range of value and bracket the per unit coefficient value as applied in the sales comparison modeling process.

	ACCOUNT	ADDRESS	ADJ. SALE \$	SALE DATE	YOC	SQ FT	PSF
1	R0276875+2	7327 & 7355 REYNOLDS DR, SEDALIA	\$2,900,000	7/16/2021	1985	14,380	\$201.67
2	R0106227+1	11681 PROGRESS LN, PARKER	\$3,000,000	5/24/2022	1987	17,500	\$171.43
3	R0353906	607 S GILBERT ST, CASTLE ROCK	\$3,575,000	3/19/2021	1976	22,150	\$161.40
4	R0073728	523 S GILBERT ST, CASTLE ROCK	\$1,800,000	1/31/2020	1972	13,742	\$130.99
5	R0396943	747 S GILBERT ST, CASTLE ROCK	\$2,150,000	4/1/2020	1996	17,172	\$125.20

The table below illustrates the indicated market value calculation detail showing the market model coefficient applied to the subject property characteristics.

Market Calculation Detail			
Neighborhood	176		
Occupancy Code	407	Name	Distribution Warehouse
Name	Units	Val Per	Value
SF	8,512	\$155	\$1,319,360

INCOME CAPITALIZATION APPROACH

Applicable overall capitalization rates as applied in the modeled income capitalization approach have been derived by analysis of sales of properties with leases in place at the time of sale, consideration of typical mortgage and equity return requirements, and review of the Lowery Property Advisors Real Estate Investment Survey, Summer 2022.

When an actual vacancy rate and expense data are not provided or are found to be insufficient the modeled rates derived from analysis of leased properties and review of data available from CoStar and real property brokerage reporting services are applied.

The worksheet on the following page provides the application of the income capitalization approach coefficients to the characteristics of the subject property in a direct income capitalization analysis.

10302 S PROGRESS WAY			
PARKER			
Account #R0259215			
Total Building Size (NLA)	8,512	SF	
	Date of Value		
	6/30/2022		
INCOME	Amount	\$/SF	
Rental Income	\$91,504	\$ 10.75	
Reimbursements - CAM	\$0	\$ -	
Other Income	\$0	\$ -	
TOTAL INCOME	\$91,504	\$ 10.75	
Less: Market Vacancy	\$4,575	\$ 0.54	5.0%
EFFECTIVE GROSS INCOME	\$86,929	\$ 10.21	
EXPENSES		\$/Sq Ft	
Insurance	\$0	\$ -	0.0%
Management	\$0	\$ -	0.0%
HOA Dues	\$0	\$ -	0.0%
Repairs & Maintenance	\$0	\$ -	0.0%
Utilities	\$0	\$ -	0.0%
Real Estate Taxes	\$0	\$ -	0.0%
Admin; Legal; Accounting	\$0	\$ -	0.0%
Or: Overall Expense %	\$4,346	\$ 0.51	5.0%
TOTAL EXPENSES	\$4,346	\$ 0.51	5.0%
NET OPERATING INCOME	\$82,582	\$ 9.70	/Sq Ft
Overall Cap Rate	6.25%		
STABILIZED VALUE	\$1,321,318	\$ 155.23	
Rounded	\$1,320,000	\$ 155.08	

Summary of Data

The approaches to value where models have been developed and considered for the assignment of actual value for the subject property indicate the following value(s):

Sales Comparison Approach	\$ 1,319,360
Income Capitalization Approach	\$ 1,320,000

The subject property is considered for its actual use as of the date of assessment. The improvements located on the subject parcel appears to function well for the intended purpose.

The cost approach is typically most reliable when appraising newly constructed properties where there is little or no depreciation, and with properties where the land component is a substantial portion of the total actual value. The cost approach can also provide an indication of value for unique properties where there is insufficient data to provide a reliable indication of value by the sales comparison or income capitalization approaches. Typically the cost approach is given the least weight with older properties where attempting to estimate an appropriate amount of accrued depreciation may result in an unreliable indication of value, and therefore, this approach may not be given any consideration in the final actual value estimate.

The sales comparison approach model is generally considered to be a good indicator of actual value when there is sufficient sales data available to extract a well supported coefficient for application to the inventory of similar properties. When consequential data is available, the sales comparison approach model is the most likely to provide the best indication of market value of the three approaches to value as it is based on what similar properties have sold for in the market place.

The income capitalization approach model is most generally applicable to actual income-producing properties. This approach synthesizes the dynamics of the rental market by applying market extracted coefficients for economic rental rates, vacancy, expenses and capitalization rates to individual property characteristics. Application of this approach allows analysis as would be typically applied by investors in the market place considering the income stream production capability of a property and how it competes with other investment opportunities available.

The approaches have been developed for modeling purposes when sufficient data to provide reliable indications of value for the subject property were available. The market/sales comparison approach model has been selected as the most reliable indication of actual value for the subject property with support as indicated above from the income capitalization approach model.

The actual value assigned to the subject property based on the modeling process as developed from the level of value for the current assessment cycle is **\$1,319,360** allocated as follows:

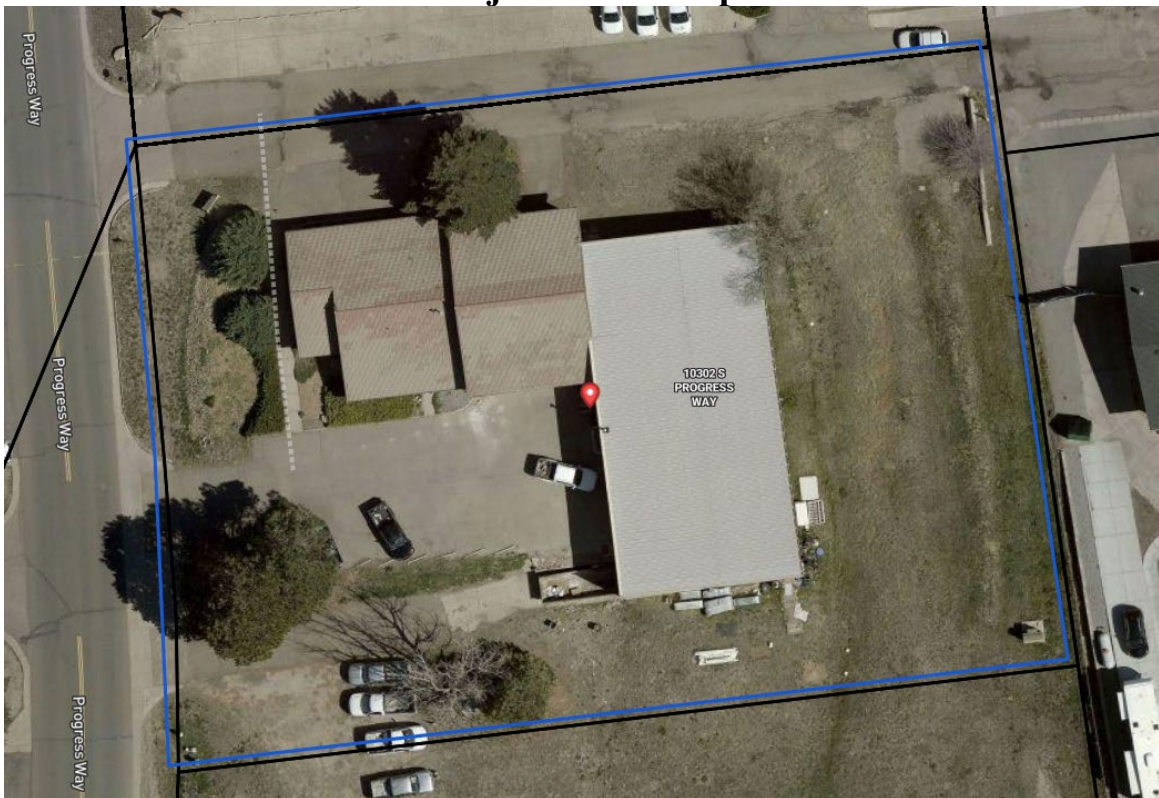
Improvements	\$	1,003,550
Land	\$	315,810
Total	\$	1,319,360

EXHIBITS AND ADDENDA

Subject Location Map



Subject Aerial Map



SUBJECT PROPERTY BUILDING PHOTOGRAPHS

SUBJECT: EXTERIOR OF BUILDING



Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0259215	Local #: 1,8	Parcel #: 223315204008
Tax Year: 2023	Levy: 88.399000	# of Imps: 1
Tax Dist: 3366	Map #:	LEA: 15301
PUC:	Initials:	Acct Type: Industrial
Assign To: RRM		Created On: 09/01/1996
		Active On: 03/08/2017
		Inactive On:
		Last Updated:

Owner's Name and Address	Property Address
HEPWORTH FAMILY TRUST 6859 N VILLAGE RD PARKER, CO 80134	10302 S PROGRESS WAY, PARKER

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
05/17/2007	\$0	Warranty Deed	2007042353			RICHARD C & VIRGINIA D HEPWORTH
07/13/1999	\$492,500	Warranty Deed	99064398	1735	846	GMP INVESTORS PARTNERSHIP
03/30/1993	\$0	Quit Claim	9434143	1204	2137	GASKET & MOLDED PRODUCTS INC
03/30/1988	\$200,000	Warranty Deed	8807438	784	605	MMPT PARTNERSHIP
06/24/1981	\$54,000	Unknown	415x364	415	364	Unavailable

Legal

PARCEL 1 BLAIR INDUSTRIAL CENTER TRACT 6 REPLAT 1.00 AM/L TOWN OF PARKER

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
15	6	66	NW			

Subdivision Information

Sub Name	Block	Lot	Tract
BLAIR INDUSTRIAL CENTER	0	0	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Industrial	3112	Market	43,560	Square Feet	43,560. 000000	\$7.25	\$315,810	27.90%	\$88,111
Class				Sub Class					
Land Subtotal:					1.00		\$315,810		\$88,111

DOUGLAS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0259215

Local #: 1,8

Parcel #: 223315204008

Land Attributes

Attribute	Description	Adjustment
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Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Commercial	3212	Distribution Warehouse	Wood Frame	\$1,003,550	27.90%	\$279,990
Improvement Subtotal:					\$1,003,550		\$279,990

Total Property Value

Total Value:	\$1,319,360	\$368,100
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*Approximate Assessed Value

DOUGLAS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0259215	Local #: 1,8	Parcel #: 223315204008
Imp #: 1		Landscaping \$: 0.00
Property Type: Commercial		
Quality: Average		
Condition: Average	Nbhd: 176	
Perimeter: 486	Nbhd Ext: 00	
% Complete: 100.00%	Nbhd Adj: 1.0000	

Occupancy Summary

Occupancy: Distribution Warehouse	Occ %: 100%
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Built As Summary

Built As: Distribution Warehouse	Year Built: 1981
Construction Type: Wood Frame	Year Remodeled: 0
HVAC: Space Heater	
Interior Finish:	% Remodeled: 0.0000
Roof Cover:	Adj Year Blt: 1981
Built As SF: 8512	Effective Age: 27
# of Baths: 0.00	
# of Bdrms: 0.00	
# of Stories: 1.00	
Story Height: 10	
Sprinkler SF: 0	Diameter: 0
Capacity: 0	Height: 0

Improvement Summary

Improvement	1	Units	Units Price	RCN	Actual Value
Add On					
Com Concrete Slab Average		185.0000	\$8.90	\$1,646.50	\$330.00
Com Asphalt Average		3600.0000	\$5.18	\$18,648.00	\$3,730.00

Improvements Value Summary

IMPNO: 1		
RCN Cost/SF: \$66.97	Design Adj: 0.0000	Func Obs %: 0.0000
Total RCN: \$570,085.00	Exterior Adj: 0.0000	Econ Obs %: 0.0000
Phys Depr %: 0.4900	Interior Adj: 0.0000	Other Obs %: 0.0000
Phys Depr \$: \$285,632.00	Amateur Adj: 0.0000	
RCNLD \$: \$284,453.00	RCNLD Cost/\$: \$33.42	Market/SF: \$117.90

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Steven Armstrong

Agent: Martin Froehlich

Parcel No.: R0388132

Abatement Number: 202600041 & 202600044

Assessor's Original Value: \$829,012 for 2023 and 2024

Hearing Date: March 18, 2026

Hearing Time: 12:00 p.m.

1. The Douglas County Assessor was represented at the hearing by Dixie Kozinski
2. The Petitioner was:
 - a. present
 - b. not present
 - c. present/represented by Martin Froehlich
 - d. not present/represented by [Click here to enter text.](#)
3. Assessor's Recommended Value: \$829,012 – No change

Petitioner's Requested Value: \$755,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner provided three comparable sales with adjustments for: Market conditions (1.10% per month time adjustment), Site size, Bed/Bath, GLA, Basement finish, and garage spaces. After characteristic adjustments were made, a value range between \$742,780 to \$775,400 was indicated. He requested that the value be reduced to \$755,000 based on the analysis.

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) Single family residential

Total Actual Value: \$829,012 (No change)

Reasons are as follows: The petitioner submitted three comparable sales, making adjustments for market conditions (time), site size, bed/bath count, gross living area (GLA), basement finish, and garage spaces. Following these characteristic adjustments, the indicated value range was \$742,780 to \$775,400. Based on this analysis, the petitioner proposed a reduced value of \$755,000.

Conversely, the assessor presented six comparable sales with adjustments for time (using 1.75% per month), above-grade square footage, garage size, basement square footage, finished basement square footage, walkout basement, and land values. After accounting for these characteristics, the resulting value range was between \$796,405 and \$853,155. Notably, both parties used two of the same comparable sales; after adjustment, the petitioner derived adjusted sale prices of \$775,400 and \$742,780, while the assessor's adjusted prices for those sales were \$847,178 and \$796,405, respectively.

The assessor applied more granular characteristic adjustments across a greater number of data points and selected a value from the lower end of the indicated range. With this comprehensive approach and superior comparables, the assessor's value conclusion is well supported.

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

3/18/2026

Name

Date

Abatement Log No. 202600041 & 202600044

202600041-2023
262600044-2024

Petition For Abatement Or Refund Of Taxes

County: Douglas County

Date Received _____

(Use Assessor's or Commissioners' Data Stamp)

Section I: Petitioner, please complete Section I only.

Date: 12/31/2025
Month Day Year

Received

Petitioner's Name: Steve Armstrong

DEC 31 2025

Petitioner's Mailing Address: 999 SPARROW HAWK DR Highlands Ranch CO 80129

Douglas County Assessor's Office

SCHEDULE OR PARCEL NUMBER(S):
222916111011

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
999 SPARROW HAWK DR Highlands Ranch, CO, 80129

R0388132

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: \$755,000 (2023) and \$755,000 (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 _____ Phone Number _____ Email _____

By Assessorly, Co. _____ 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	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	_____	_____	_____	_____	_____	_____	_____

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 _____ 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



Property Tax Appeal Report (2023–2024 Abatement)

PREPARED BY ASSESSORLY, CO.

Prepared for: STEVEN A ARMSTRONG

Subject Property: 999 SPARROW HAWK DR, Highlands Ranch, CO, 80129

Prepared by: Assessorly, Co.

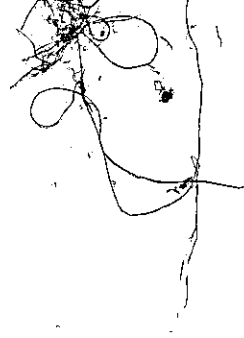
Assessorly, Co. — Client Services Team



support@assessorly.com
+1 (303) 501-8081 Ext: 800
PO Box 180, Littleton, CO 80120

Purpose Statement

This valuation report has been prepared exclusively for the purpose of appealing the assessed value of the subject property. It is not intended for any other use. The intended user of this report is the client: STEVEN A ARMSTRONG





2. GENERAL INFORMATION

CHARACTERISTIC	DETAILS
APN / Account No.	222916111011
Legal Description	LOT 37 HIGHLANDS RANCH #118-D. 0.15 AM/L
Property Type	Single Family Residential
Site Size	0.150 ac (6,534 sf)
Gross Living Area (GLA)	2,502 sf
Basement (gross/finished)	760 sf / 0 sf
Garage Count / Size	667
Year Built	1998
Condition	C3
Bedrooms / Bathrooms	5 / 4
Assessor's Actual Value (current cycle)	\$829,012.00

The subject property is a single family residential situated at 999 SPARROW HAWK DR, Highlands Ranch, CO, 80129. Constructed in 1998, the residence provides 2,502 sf of above-grade living area across 5 / 4 bedrooms and bathrooms. The parcel encompasses 0.150 ac (6,534 sf), offering a functional site for the improvements within the surrounding neighborhood.

Neighborhood influences reflect marketing exposure consistent with the Douglas assessment area. Comparable research focused on arms-length transfers recorded between 1/1/2020 and 6/30/2022. Selected transactions are located within an average distance of 0.13 miles, ensuring that market-derived adjustments represent local buyer preferences.

3. VALUATION SUMMARY

METRIC	VALUE
Assessor's Value	\$829,012.00
Concluded Value	\$755,00.00

Market testing indicates the assessor's current opinion of value overstates probable buyer behavior. Regression-supported comparables yield a reconciled indication below the assessor's figure, signaling an opportunity for relief through the formal appeals process.

Based on our analysis, the supported market value as of June 30, 2022, is \$755,00.00, indicating a potential overassessment of \$19,012.00.

Assessorly, Co. — Confidential Tax Appeal Materials



4. SALES COMPARISON APPROACH


CHARACTERISTIC	SUBJECT	COMP 1	COMP 2	COMP 3
Sale Price	N/A	\$750,000.00	\$692,200.00	\$678,000.00
Date of Sale	—	10/26/2021	02/10/2022	03/01/2021
Market Condition \$0.00		+\$66,000.00	+\$30,500.00	+\$111,900.00
Address	999 SPARROW HAWK DR, Highlands Ranch, CO, 80129	770 ENGLISH SPARROW TRL, Highlands Ranch, CO, 80129	1131 ENGLISH SPARROW TRL, Highlands Ranch, CO, 80129	949 SPARROW HAWK DR, Highlands Ranch, CO, 80129
Location Impact	N/ Res	N/ Res	N/ Res	N/ Res
Site Size	0.150 ac (6,534 sf)	0.154 ac (6,703.884 sf)	0.180 ac (7,840.8 sf)	0.150 ac (6,534 sf)
\$31.91/sf (\$1,389,821.84/ac)		\$0.00	-\$20,000	\$0.00
Quality	Average	Average	Average	Average
Condition	C3	C3	C3	C3
Year Built	1998	1998	1995	1997
		\$0.00	\$0.00	\$0.00
Bed/Bath	5 / 4	5 / 3	3 / 3	5 / 4
Bed — Bath —		\$6,000.00	\$6,000.00	\$6,000.00
GLA	2,502 sf	2,642 sf	1,921 sf	2,474 sf
\$85.00		-\$11,900.00	+\$49,385.00	+\$2,380.00
Basement Finish	760 sf / 0 sf	943 sf / 894 sf	952 sf / 0 sf	1 sf / 990 sf
Finished \$50.00		-\$44,700.00	\$0.00	-\$49,500.00
Unfinished —				
Garage	3	2	3	3
		+\$10,000.00	\$0.00	\$0.00
Custom Row 1:	Subject value	Comp 1 value	Comp 2 value	Comp 3 value
		Adjustment —	Adjustment —	Adjustment —
Adjusted Sale Price	—	\$775,400.00	\$758,085.00	\$742,780.00
Net Adjustment	—	\$0.00	\$0.00	\$0.00

Comparable sales were vetted for recency, proximity, and physical similarity. Emphasis was placed on closed transactions featuring similar gross living areas, finished basements, and garage utility to mirror the subject's

contributory amenities. Where data gaps existed, secondary sources such as MLS and third party sources (Zillow/Redfin/Realtor) were used to extract condition.

Adjustments were supported by regression-derived coefficients for market conditions, GLA, and below-grade finish. Time adjustments were trended to the June 30, 2022 date of value. Market conditions were cross-checked using the regression trend, a local sale/resale example (10635 Ashwood Ct, Highlands Ranch), and the FHFA all-transactions index for Douglas County. Based on this review, a 1.1% per month market conditions rate was applied.

After adjustments, Sales 2 and 3 provide the most reliable indication of value due to its strong similarity to the subject. Sale 3 further support the conclusion. The concluded value is supported by the adjusted indications of the most comparable sales, selected for similarity in location, GLA, finished basement, and bed/bath configuration. Sales were taken from the appropriate period and adjusted using market-extracted coefficients for market conditions, GLA, finished basement, baths, and garage; the resulting indications support the opinion that the assessor's value is above market evidence.

 *Douglas Count HPI*

Assessorly, Co. — Confidential Tax Appeal Materials



5. COMPARABLE PHOTOS AND MAP SECTION

SUBJECT PROPERTY



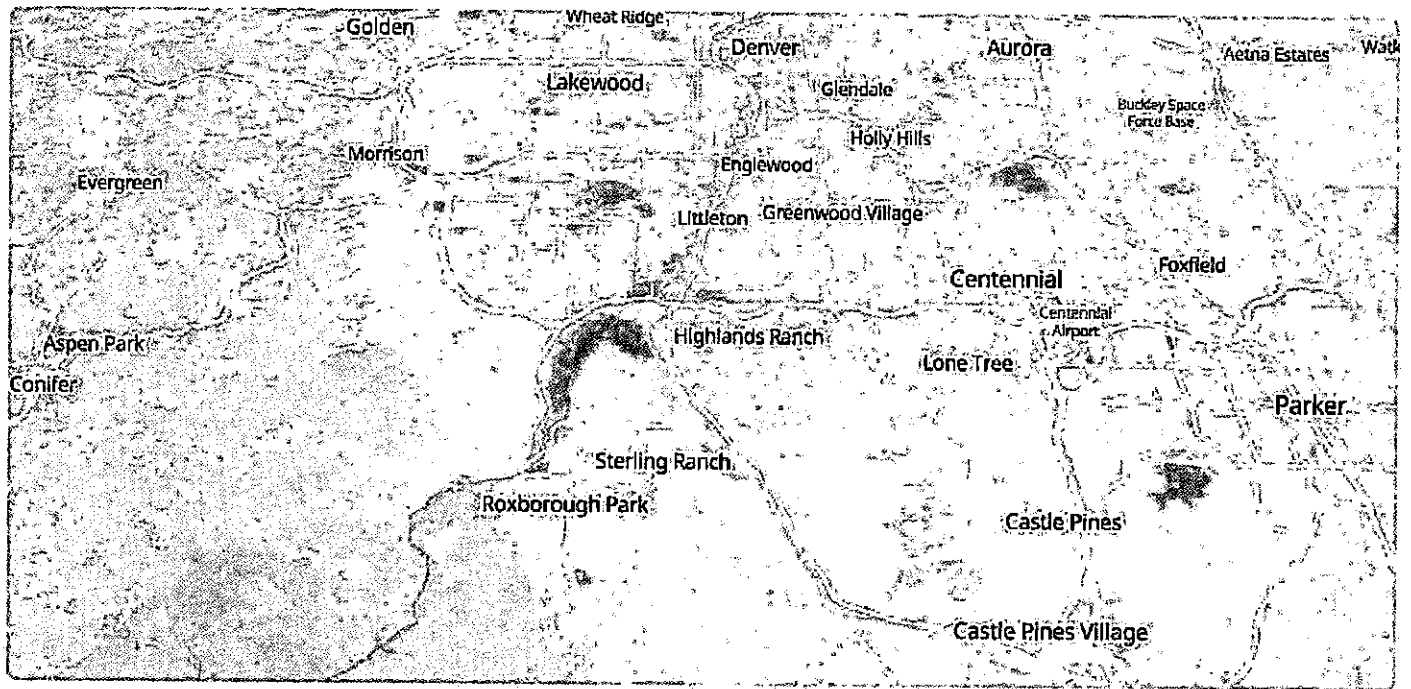
770 ENGLISH SPARROW TRL,
Highlands Ranch, CO, 80129
Sale Price: \$208,300.00



1131 ENGLISH SPARROW TRL,
Highlands Ranch, CO, 80129
Sale Price: \$191,000.00



949 SPARROW HAWK DR,
Highlands Ranch, CO, 80129
Sale Price: \$133,600.00



Assessorly, Co. — Confidential Tax Appeal Materials



6. QUALITY ASSURANCE & DISCLAIMERS

This automated valuation model (AVM) blends Assessorly's regression engine with curated comparable sales to benchmark the subject property. Every metric above has been programmatically generated and reviewed by Assessorly's QA specialists—no formal appraiser opinion or manual valuation adjustments are part of this deliverable.

- Property characteristics and imagery originate from local assessor records, MLS feeds, and Assessorly data assets.
- QA validates address matching, sale date alignment, and feature normalization before release.
- Use this report to monitor market positioning, screen tax assessments, or support pre-appeal diligence.

This report is not an appraisal and should not be relied upon as a substitute for a certified appraisal when one is required by statute, lending policy, or legal proceedings. All analytics are subject to data availability and may change as new transactions record.

7. APPENDIX

DATA SOURCES

- Multiple Listing Service (MLS) closed sale records
- Douglas Assessor and Treasurer public records
- Federal Housing Finance Agency (FHFA) House Price Index
- County and municipal GIS mapping services
- Assessorly proprietary regression database

METHODOLOGY NOTES

The regression summary supporting the concluded value incorporates market-calibrated coefficients for site size, effective age, living area, and basement finish. Supplemental sensitivity testing confirmed stability across cross-validation folds with R^2 of 0.21342 and $CV R^2$ of 0.15891. Mean absolute error measured 102843.93 with an RMSE of 165800.12, indicating tight model fit across the dataset.

8. DISCLAIMER AND LIMITING CONDITIONS

This Property Tax Appeal Report is a non-appraisal valuation product prepared solely for the client identified herein and for submission to assessment appeal authorities. The analyses, opinions, and conclusions expressed are limited to the purpose of contesting the assessed value of the subject property for the 2023–2024 cycle and may not be relied upon by any other party or for any other purpose.

The report does not conform to the Uniform Standards of Professional Appraisal Practice (USPAP) and shall not be represented as an appraisal. Intended users are limited to the property owner, their authorized representatives, and the reviewing bodies of the Douglas Assessor. Use by lenders, investors, or other third parties is expressly prohibited.

Analyses are based on public records, MLS data, GIS mapping, and statistical modeling believed to be reliable; however, Assessorly, Co. makes no warranties regarding the accuracy or completeness of third-party data. All opinions are subject to extraordinary assumptions that the supplied information is correct. Liability for any errors or omissions is expressly disclaimed, and no guarantee of appeal success or tax reduction is provided.

The scope of this engagement was limited to desktop review of available data, statistical modeling, and preparation of this written report. Physical inspection of the interior was not performed unless otherwise stated. Comparable selection prioritized arms-length transactions within the specified sales window, and valuation relied on a sales comparison approach supported by regression analytics.

SCOPE OF WORK STATEMENT

- **Data Collection:** Compiled assessor records, MLS reports, FHFA trends, and GIS measurements for the subject and market area.
- **Comparable Selection:** Screened residential transfers by date, proximity, building style, and condition; excluded distressed or non-arm's-length transactions.
- **Valuation Methods:** Applied sales comparison with market-derived adjustments and reconciled with regression outputs to conclude the indicated value.
- **Property Observation:** Desktop review of aerial imagery, assessor sketches, and available photography; no interior inspection completed.

Engagement for Tax Appeal Consulting Services

As of 2025-10-23

Consultant:

Assessorly, Co

Denver, CO 80120

Info@assessorly.com

Client:

Steve Armstrong

999 SPARROW HAWK DR

Highlands Ranch, CO 80129

Dear Steve Armstrong,

This letter confirms our agreement for Assessorly, Co to provide real estate appraisal services to you in connection with the property located at: 999 SPARROW HAWK DR, also known as the "Subject property".

The intended use will be for tax appeal purposes only. No other uses are permitted.

The intended users include: Steve Armstrong and those assigned.

Effective dates of value: Tax cycle 2023-2026

Assessorly Money-Back Guarantee Policy

At Assessorly, we stand behind the accuracy of our technology and the expertise of our consultants. That's why we offer a 100% Money-Back Guarantee on our Full Service Package, which includes:

- Property Tax Report and Valuation Analysis
- Appeal-Representation (Agency)

What's Covered

If your appeal does not result in any tax savings for the property tax year(s) covered by the Full Service Package, you may be eligible for a full refund of your service fee.

Eligibility Requirements

To qualify for the guarantee, the following must apply:

- The Assessorly AVM address search tool indicated the tax year was "Overassessed"
- Steve Armstrong purchased the Full Service Package, including representation (Agency)
- Steve Armstrong provided all required documentation and responded to any communication related to the appeal process
- The appeal was submitted within the designated filing deadline for the relevant county
- The assessor or appeals board rendered a decision resulting in no reduction in value or no tax savings for the covered period

How to Request a Refund



If your appeal does not result in savings and you meet the eligibility criteria:

- Email support@assessorly.com within 30 days of your appeal decision
- Include the following:
 - Steve Armstrong and 999 SPARROW HAWK DR
 - Order confirmation number (e.g., 11F06C392AA10EC2ADD40AFFCF6A1F27)
 - A copy of the final appeal decision
 - If approved, a refund will be issued within 7–10 business days

Exclusions

This guarantee does not apply to:

- Appeals where the AVM tool indicated the tax year was "Fairly Assessed"
- Self-service or report-only packages
- Appeals withdrawn at the request of Steve Armstrong
- Missed deadlines due to inaction on the part of Steve Armstrong
- Tax increases due to unrelated causes (e.g., reassessment following property improvements)

Contingency Pay Policy (Full Service – Contingency)

At Assessorly, we believe in results-driven service. That's why our Full Service – Contingency product allows you to proceed with no upfront risk. You only pay if your property tax appeal is successful.

Eligibility Requirements

- **\$0 Upfront Cost:** You must provide a valid credit card at the time of engagement. No charges will be made unless your appeal is successful.
- **Agency Agreement:** You must sign a formal Agency Agreement authorizing Assessorly to represent you in both current and prior year tax cycles.
- **Documentation Compliance:** You must provide all required property information and supporting documentation in a timely manner.
- **Responsiveness:** You must respond promptly to communications from Assessorly throughout the appeal process.
- **Timely Submission:** Your appeal must be submitted within the required deadlines established by your local county assessor or Board of Equalization.

Success-Based Billing

If your appeal is successful, Assessorly will charge 30% of the recovered funds to the credit card on file. "Success" is defined as a reduction in the assessed value of your property resulting in a direct tax savings, as confirmed by the county.

If the payment is declined or cannot be processed, Assessorly will immediately contact you to arrange alternate payment.

Full payment is due immediately upon receipt of invoice, in order to avoid interest, penalties, or recovery actions.

Non-Payment & Enforcement

- The client agrees to be responsible for all legal fees and costs incurred by Assessorly in the process of recovering owed funds.



- If communication or payment is not received within 30 days, Assessorly reserves the right to file a mechanic's lien on the subject property under applicable state statutes.

Disclaimers.

- The Contingency Fee product does not guarantee a specific outcome or appeal success.
- Assessorly reserves the right to determine which tax cycles will be pursued for appeal, based on internal analysis and the projected minimum recovery amount. Appeals will only be initiated if the potential benefit meets or exceeds our thresholds for filing.
- Failure to meet the eligibility requirements may void your participation in the Contingency Fee program and convert your case to a fee-based service.
- Clients who bypass, duplicate, or obstruct Assessorly's efforts may forfeit eligibility and still be liable for services rendered.

Scope of Work

The objective of this assignment is to develop an opinion of value of the subject property as of the effective dates noted above. The analysis is completed without a physical inspection of the property and relies solely on public records, third-party data/online sources, and information provided by the client or property owner.

The scope of work includes, but is not limited to:

- Identification and analysis of relevant market data
- Review of MLS data, public records, and online sources (e.g., assessor's records, satellite imagery, real estate databases)
- Selection and analysis of three comparable sales within the subject market
- Application of the Sales Comparison Approach, as used by the Assessor's office. Adjustments are market extracted using predictive analytics
- Use of digital mapping and GIS tools for neighborhood and site analysis

Assumptions and Limiting Conditions

- No physical inspection of the property was conducted.
- All data from public sources or the client is assumed to be accurate.
- The property is assumed to be in average condition unless otherwise noted.
- No interior photos or on-site verification of features were conducted.
- No guarantees are made about structural condition, compliance, or hazards.
- No valuation of personal property is included.
- No zoning or permit verification unless specifically requested.
- The resulting report will present a single point of value and summary of analysis.

This report is not an appraisal. The consultant is not acting in the capacity of a licensed appraiser. The purpose of the report is solely to support a real estate tax appeal.

Property Tax Consultant – Agency Agreement

I agree that for the property tax years 2023-2026, in Colorado, as related to the subject property noted above, Assessorly, Co is authorized to act as my agent and consultant before the County Board of Equalization or the State Tax Review Board or other relevant authority.

I authorize Assessorly, Co to submit appeals, file forms, and represent me in all related matters for the referenced assessment years and any prior eligible years.



Agreed by:

Steve Armstrong

Steve Armstrong

999 SPARROW HAWK DR

Highlands Ranch, CO 80129

Attestation

I, the undersigned, Authorized Agent, certify that the statements and information provided in this filing and any attachments are true, correct, and complete to the best of my knowledge and belief. I acknowledge that the Assessor may rely on this information in reviewing the property's assessment. If signing as an Authorized Agent, I affirm that I am duly authorized to act on behalf of the owner for assessment review and appeal purposes.

Authorized Agent Identification

Authorized Agent: Martin Froehlich

Company: Assessorly, Co

Assessor Contact for Questions

By listing a contact below, the Agent authorizes the Assessor to communicate with this contact regarding this filing.

Primary Contact Name: Martin Froehlich

Telephone: (720) 202-9279

Email: martin@assessorly.com





Completed Document Audit Report
Completed with SignWell.com

Title: Assessorly_Engagement_Letter_Template.docx

Document ID: e3e9c132-f911-4dac-b275-0a07c1246bb4




Time Zone: (GMT+00:00) Coordinated Universal Time

Files

Assessorly_Engagement_Letter_Template.docx - 4 pages

Oct 23, 2025 23:26:19 UTC

Activity

- | | | |
|--|---|------------------------------|
|  Richard T. Miles | created the document via API (support@assessorly.com) | Oct 23, 2025
23:26:19 UTC |
| IP: 67.223.125.144 | | |
|  Steve Armstrong | first viewed document (support@assessorly.com) | Oct 23, 2025
23:26:24 UTC |
| IP: 67.223.125.144 | | |
|  Steve Armstrong | signed the document (support@assessorly.com) | Oct 23, 2025
23:31:52 UTC |
| IP: 2600:1002:b00cd669:59dn:7655:dd5cb7e1 | | |

On Wed, Dec 31, 2025 at 10:42 PM Martin Froehlich <martin.froehlich@assessorly.com> wrote:

Hi Douglas County Assessor's Office:

Please find the attached appeal report for the property address listed in the subject line.


If you need any additional documentation, let me know and I'll provide it right away.

Thank you,

--

Martin Froehlich

CEO | Assessorly

 (720) 202-9279

 martin@assessorly.com

 www.assessorly.com

Fair Taxes. Real Savings.



Transmittal Sheet for Abatement #: 202600041

Abatement #	202600041	Staff Appraiser	DAK
Tax Year	2023	Review Appraiser	BAF
Date Received	12/31/2025	Recommendation	Deny
Petitioner	FELICIA ARMSTRONG & STEVEN A ARMSTRONG	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	ASSESSORLY CO		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$755,000	Assessor Final Review Value	\$829,012

The subject is an average quality 2-story home built in 1998 and located at 999 Sparrow Hawk Drive, Highlands Ranch. The Petitioner's agent is appealing the 2023 and 2024 tax year values and is requesting a value of \$755,000. Please note, the county's records as of the 2023 and 2024 assessment dates do not reflect any basement finish. Research of the subject property for this abatement petition shows the last sale of the subject occurred March 2018 and the listing for this sale (MLS #4600301) indicates below grade finished area equal to 684 square feet. This is further confirmed in the broker remarks and photos. As a result, 684 square feet of basement finish has been added to the subject property for this analysis and has been added to the Assessor's records going forward. The agent has provided three comparable sales for consideration and two have been included on the final sales grid. Since no unusual conditions occurred between the 2023 and 2024 assessment dates, the same analysis has been applied to both tax years. The six comparable sales used are all average quality, 2-story homes in the immediate neighborhood and are of similar age. They bracket the subject in GLA, basement square footage and basement finish square footage. The adjusted comparable sales have a range of indicated value from approximately \$796,000 to \$853,000 with a mean of approximately \$836,000 and a median of \$845,000. The subject's 2023 and 2024 value of \$829,012 is within the range of adjusted comparable sale prices and below the mean and median. As a result, there is no recommendation for an adjustment to the 2023 and 2024 tax years.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0388132	1112	3602	\$176,484	\$0	\$176,484	6.700%	\$11,820	9.4081%	\$1,112.04
	1212	3602	\$652,528	(\$55,000)	\$597,528	6.700%	\$40,030	9.4081%	\$3,766.06
Account Total:			\$829,012	(\$55,000)	\$774,012		\$51,850		\$4,878.10

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0388132	1112	3602	\$176,484	\$0	\$176,484	6.700%	\$11,820	9.4081%	\$1,112.04
	1212	3602	\$652,528	(\$55,000)	\$597,528	6.700%	\$40,030	9.4081%	\$3,766.06
Account Total:			\$829,012	(\$55,000)	\$774,012		\$51,850		\$4,878.10

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
R0388132	\$829,012	\$51,850	\$4,878.10	\$829,012	\$51,850	\$4,878.10	\$0.00
Totals	\$829,012	\$51,850	\$4,878.10	\$829,012	\$51,850	\$4,878.10	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0388132	SB-001 Residential 55k Exemption	(\$55,000)

Transmittal Sheet for Abatement #: 202600044

Abatement #	202600044	Staff Appraiser	DAK
Tax Year	2024	Review Appraiser	BAF
Date Received	12/31/2025	Recommendation	Deny
Petitioner	FELICIA ARMSTRONG & STEVEN A ARMSTRONG	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	ASSESSORLY CO		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$755,000	Assessor Final Review Value	\$829,012

The subject is an average quality 2-story home built in 1998 and located at 999 Sparrow Hawk Drive, Highlands Ranch. The Petitioner's agent is appealing the 2023 and 2024 valuation and requesting a value of \$755,000. Please note, the county's records as of the 2023 and 2024 assessment dates do not reflect any basement finish. Research of the subject property for this abatement petition shows the last sale of the subject to have occurred in March 2018 and the listing for this sale (MLS #4600301) indicates below grade finished area equal to 684 square feet. This is further confirmed in the broker remarks and photos. As a result, 684 square feet of basement finish has been added to the subject property for this analysis and has been added to the Assessor's records going forward. The agent has provided three comparable sales for consideration and two have been included on the final sales grid. Since no unusual conditions occurred between the 2023 and 2024 assessment dates, the same analysis has been applied to both tax years. The six comparable sales used are all average quality, 2-story homes in the immediate neighborhood and are of similar age. They bracket the subject in GLA, basement square footage and basement finish square footage. The adjusted comparable sales have a range of indicated value from approximately \$796,000 to \$853,000 with a mean of approximately \$836,000 and a median of \$845,000. The subject's 2023 and 2024 value of \$829,012 is within the range of adjusted comparable sale prices and below the mean and median.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0388132	1112	3602	\$176,484	\$0	\$176,484	6.700%	\$11,820	9.4249%	\$1,114.02
	1212	3602	\$652,528	(\$55,000)	\$597,528	6.700%	\$40,030	9.4249%	\$3,772.79
Account Total:			\$829,012	(\$55,000)	\$774,012		\$51,850		\$4,886.81

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0388132	1112	3602	\$176,484	\$0	\$176,484	6.700%	\$11,820	9.4249%	\$1,114.02
	1212	3602	\$652,528	(\$55,000)	\$597,528	6.700%	\$40,030	9.4249%	\$3,772.79
Account Total:			\$829,012	(\$55,000)	\$774,012		\$51,850		\$4,886.81

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
R0388132	\$829,012	\$51,850	\$4,886.81	\$829,012	\$51,850	\$4,886.81	\$0.00
Totals	\$829,012	\$51,850	\$4,886.81	\$829,012	\$51,850	\$4,886.81	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0388132	SB-001 Residential 55k Exemption	(\$55,000)

202600041-2023
262600041-2024

Petition For Abatement Or Refund Of Taxes

County: Douglas County

Date Received _____

(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 12/31/2025
Month Day Year

Received

Petitioner's Name: Steve Armstrong

DEC 31 2025

Petitioner's Mailing Address: 999 SPARROW HAWK DR Highlands Ranch CO 80129

**Douglas County
Assessor's Office**

SCHEDULE OR PARCEL NUMBER(S):
222916111011

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
999 SPARROW HAWK DR Highlands Ranch, CO, 80129

R0388132

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: \$ \$755,000 (2023) and \$ \$755,000 (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 Phone Number _____ Email _____

By Assessorly, Co.
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	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	_____	_____	_____	_____	_____	_____	_____

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: 2023 Protest? No Yes (if a protest was filed, please attach a copy of the NOD.)

Tax year: 2024 Protest? No Yes (if a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):
See Transmittals

Assessor's or Deputy Assessor's Signature



TOBY DAMISCH

DOUGLAS COUNTY ASSESSOR'S OFFICE

VALUATION SUMMARY

OF

RESIDENTIAL IMPROVED PROPERTY

FOR

Douglas County Board of County Commissioners

**FELICIA ARMSTRONG & STEVEN A ARMSTRONG
PETITIONER**

Vs.

**DOUGLAS COUNTY ASSESSOR'S OFFICE
RESPONDENT**

Parcel Number: 2229-161-11-011

Schedule Number: R0388132

Appeal Number: 202600041

Appraisal Date: June 30, 2022

Assessment Date: January 1, 2023

Report Date: 2/10/2026

2023 NOV Value: \$829,012

Indicated Value: \$829,012

SUBJECT:

Indicated Value: \$829,012
Account Number: R0388132

Address:
999 SPARROW HAWK DR
HIGHLANDS RANCH, CO 801290000



Parcel Number: 2229-161-11-011

Zoning:

Subdivision: HIGHLANDS RANCH

Year Built: 1998

Adjusted Year Built: 1998

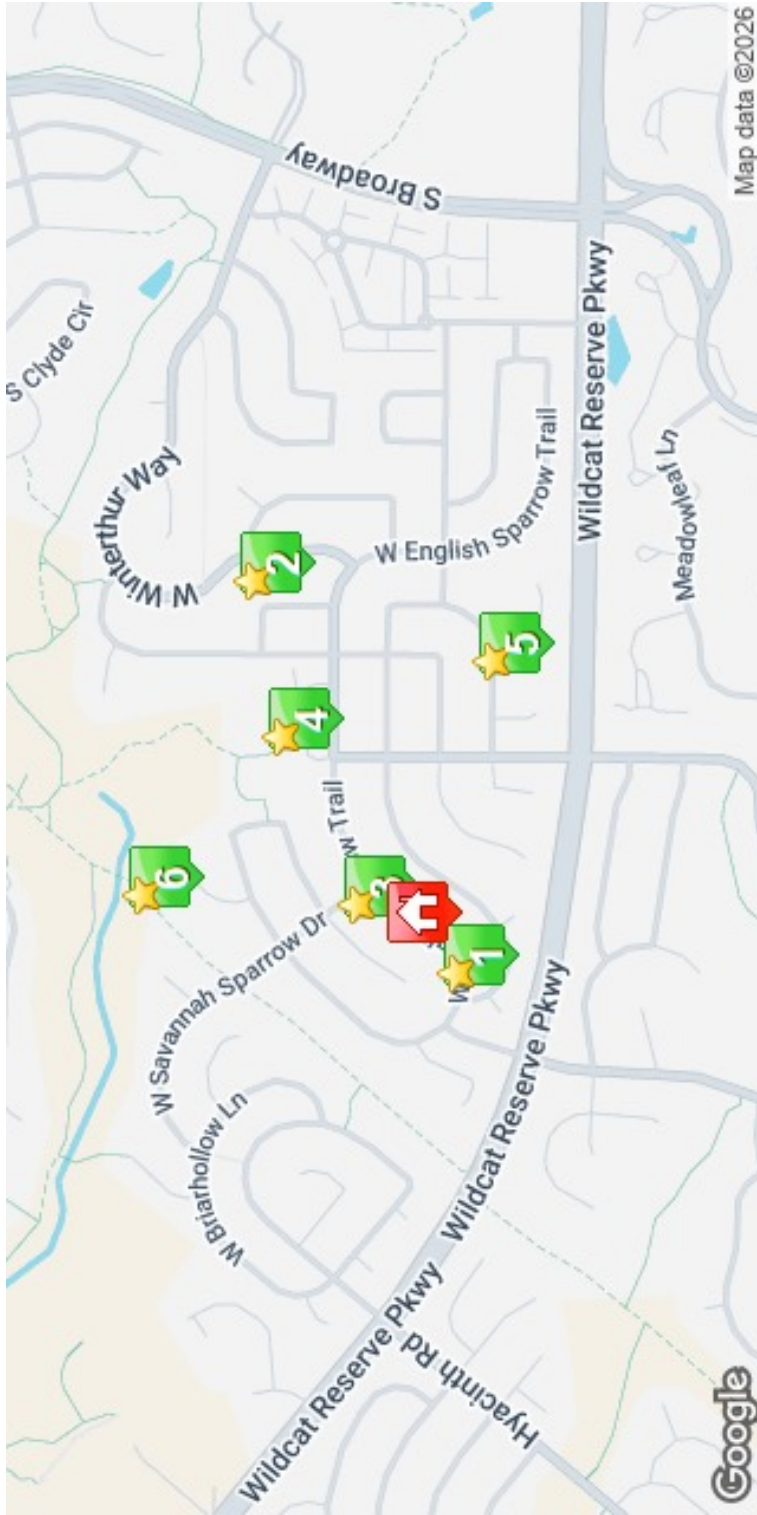
Building SF: 2,502

Land SF: 6,534

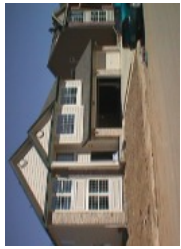
The subject is an average quality 2-story home built in 1998 and located at 999 Sparrow Hawk Dr, Highlands Ranch. The Petitioner's agent is appealing the 2023 and 2024 tax year values and is requesting a value of \$755,000. Please note, the county's records as of the 2023 and 2024 assessment dates do not reflect any basement finish. Research of the subject property for this abatement petition shows the last sale of the subject occurred March 2018 and the listing for this sale (MLS #4600301) indicates below grade finished area equal to 684 square feet. This is further confirmed in the broker remarks and photos. As a result, 684 square feet has been added to the subject property for this analysis and has been added to the Assessor's records going forward. The agent has provided three comparable sales for consideration and two have been included on the final sales grid. Since no unusual conditions occurred between the 2023 and 2024 assessment dates, the same analysis has been applied to both tax years. The six comparable sales used are all average quality, 2-story homes in the immediate neighborhood and are of similar age. They bracket the subject in GLA, basement square footage and basement finish square footage. The adjusted comparable sales have a range of indicated value from approximately \$796,000 to \$853,000 with a mean of approximately \$836,000 and a median of \$845,000. The subject's 2023 and 2024 value of \$829,012 is within the range of adjusted comparable sale prices and below the mean and median. As a result, there is no recommendation for an adjustment to the 2023 and 2024 tax years.

999 SPARROW HAWK DR

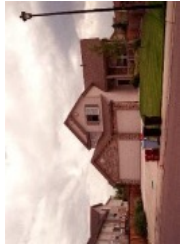
R0388132



Subject



Address 999 SPARROW HAWK DR
 ID R0388132
 TASP / Date NA / 09/18/2019



Address 1046 SPARROW HAWK DR
 ID R0388059
 TASP / Date \$863,625 / 08/13/2021



Address 527 WINTERTHUR WAY
 ID R0398957
 TASP / Date \$950,012 / 04/14/2022



Address 949 SPARROW HAWK DR
 ID R0388124
 TASP / Date \$847,705 / 03/01/2021

Comp #3

Comp #2

Comp #1

Distance	-	364 ft	1,941 ft	248 ft
Sale Price	\$0	\$735,000	\$917,000	\$678,000
Adjusted Age	24	24	19	24
Year Built	1998	1997	2000	1997
Style	2 Story	2 Story	2 Story	2 Story
Unit Type	N/A	N/A	N/A	N/A
Quality	Average	Average	Average	Average
Residential SF	2,502	2,755	2,625	2,474
Garage SF	667	628	595	565
Bsmnt SF	760	733	1,372	1,183
Basement Fin SF	684	545	1,150	990
Walkout	1	0	1	1
Garden Lvl	N/A	0	0	0
Fireplaces	1	1	1	1
HVAC	Central Air to Air	Central Air to Air	Central Air to Air	Central Air to Air
Land SF	6,534	8,276	7,100	6,534
Land Use Code	162072	171990	181492	176484
Market Land Value	\$162,072	\$160,812	\$167,729	\$162,072
Additional 2 mths	0	0	0	0
Total Adjustment		Net:-2% Gross:9% \$-20,740	Net:-10% Gross:11% \$-96,857	Net:-6% Gross:7% \$-51,300
Adjusted Sale Price		\$ 842,885	\$ 853,155	\$ 796,405

Petitioner Comp

Subject



Address 999 SPARROW HAWK DR
ID R0388132

TASP / Date NA / 09/18/2019

Distance -

Sale Price \$0

Adjusted Age 24

Year Built 1998

Style 2 Story

Unit Type N/A

Quality Average

Residential SF 2,502

Garage SF 667

Bsmnt SF 760

Basement Fin SF 684

Walkout 1

Garden Lvl N/A

Fireplaces 1

HVAC Central Air to Air

Land SF 6,534

Land Use Code 162072

Market Land Value \$162,072

Additional 2 mths 0

Total Adjustment

Adjusted Sale Price

Comparable **Adj. Sale Price**

- Comp #2 \$ 853,155
- Comp #4 \$ 847,178
- Comp #6 \$ 846,260
- Comp #1 \$ 842,885
- Comp #5 \$ 828,643
- Comp #3 \$ 796,405

Subject NOV \$829,012



Comp #6

10052 SAGE SPARROW CT
 R0382122
\$863,905 / 04/09/2021
 1,319 ft

\$693,900 \$0
 25 \$0
 1997 \$0
 2 Story \$0
 N/A \$0
 Average \$0
 2,284 **\$21,800**
 630 **\$2,100**
 1,170 **\$-16,400**
 1,109 **\$-23,400**
 0 **\$18,000**
 0 \$0
 1 \$0
 Central Air to Air \$0
 6,098 \$0
 172429 \$0
 \$157,517 **\$4,555**
 0 **\$-24,300**

Net:-2% Gross:13% \$-17,645
\$ 846,260

Comp #5

658 BLUE HERON WAY
 R0398634
\$792,442 / 04/21/2021
 1,458 ft

\$640,000 \$0
 22 \$0
 2000 \$0
 2 Story \$0
 N/A \$0
 Average \$0
 2,342 **\$16,000**
 475 **\$11,100**
 1221 **\$-18,400**
 750 **\$-3,600**
 0 **\$18,000**
 0 \$0
 1 \$0
 Central Air to Air \$0
 6,882 \$0
 138629 \$0
 \$126,671 **\$35,401**
 0 **\$-22,300**

Net:5% Gross:16% \$36,201
\$ 828,643

Comp #4

770 ENGLISH SPARROW TRL
 R0398860
\$855,000 / 10/26/2021
 1,162 ft

\$750,000 \$0
 24 \$0
 1998 \$0
 2 Story \$0
 N/A \$0
 Average \$0
 2,642 **\$-14,000**
 484 **\$10,600**
 943 **\$-7,300**
 894 **\$-11,600**
 0 **\$18,000**
 0 \$0
 1 \$0
 Central Air to Air \$0
 6,704 \$0
 152744 \$0
 \$139,294 **\$22,778**
 0 **\$-26,300**

Net:-1% Gross:13% \$-7,822
\$ 847,178

Petitioner Comp

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Willard Eldred

Agent: Martin Froehlich

Parcel No.: R0374377

Abatement Number: 202600045 & 202600046

Assessor's Original Value: \$843,426 for 2023 and 2024

Hearing Date: March 18, 2026

Hearing Time: 12:30 p.m.

1. The Douglas County Assessor was represented at the hearing by Dixie Kozinski
2. The Petitioner was:
 - a. present
 - b. not present
 - c. present/represented by Martin Froelich
 - d. not present/represented by [Click here to enter text.](#)
3. Assessor's Recommended Value: \$843,426 - No change

Petitioner's Requested Value: \$760,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner provided three comparable sales with adjustments for: Market conditions (1.10% per month time adjustment), Site size, Bed/Bath, GLA, Basement finish, and garage spaces. After characteristic adjustments were made, a value range between \$756,350 to \$792,350 was indicated. He requested that the value be reduced to \$760,000 based on the analysis.

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) Single family residential

Total Actual Value: \$825,000 (Partial adjustment)

Reasons are as follows: The petitioner submitted three comparable sales, adjusting for market conditions, site size, bed/bath count, GLA, basement finish, and garage spaces. The adjusted values ranged from \$756,350 to \$792,350, and he requested a reduction to \$760,000. The assessor provided six comparables, making adjustments for time, garage and basement features, and land value. Above grade square footage was not adjusted due to similarities. Adjusted values ranged from \$795,976 to \$908,180. The four sales with minimal adjustment were #1 (\$815,744), #2 (\$795,976), #5 (\$831,241), and #6 (\$899,225), supporting a value reduction. A decrease to \$825,000 is recommended.

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

3/18/2026
Date

Abatement Log No. 202600045 & 202600046

202600045-2023
202600046-2024

Petition For Abatement Or Refund Of Taxes

County: Douglas County

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

Received
DEC 31 2025
Douglas County
Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 1/26/2026
Month Day Year

Petitioner's Name: Willard Eldred

Petitioner's Mailing Address: 15932 CRESTROCK CIR Parker CO 80134

City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) 223317305199 **PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY** 15932 CRESTROCK CIR Stonegate, CO, 80134

R0374377

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: \$ \$760,000.00 (2023) and \$ \$760,000.00 (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 _____ Email _____

By Assessorly, Co.
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 _____	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	_____	_____	_____	_____	_____	_____	_____

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



Property Tax Appeal Report (2023–2024 Abatement)

PREPARED BY ASSESSORLY, CO.

Prepared for: Willard Eldred

Subject Property: 15932 CRESTROCK CIR, Stonegate, CO, 80134

Prepared by: Assessorly, Co.

Assessorly, Co. — Client Services Team



support@assessorly.com
+1 (303) 501-8081 Ext: 800
PO Box 180, Littleton, CO 80120

Purpose Statement

This valuation report has been prepared exclusively for the purpose of appealing the assessed value of the subject property. It is not intended for any other use. The intended user of this report is the client: Willard Eldred



2. GENERAL INFORMATION

CHARACTERISTIC	DETAILS
APN / Account No.	223317305199
Legal Description	LOT 23 BLOCK 3 STONEGATE 15F .231 AM/L
Property Type	Single Family Residential
Site Size	0.231 ac (10,062.36 sf)
Gross Living Area (GLA)	2,520 sf
Basement (gross/finished)	1 sf / 806 sf
Garage Count / Size	660
Year Built	1997
Condition	C3
Bedrooms / Bathrooms	4 / 3
Assessor's Actual Value (current cycle)	\$843,426.00

The subject property is a single family residential situated at 15932 CRESTROCK CIR, Stonegate, CO, 80134. Constructed in 1997, the residence provides 2,520 sf of above-grade living area across 4 / 3 bedrooms and bathrooms. The parcel encompasses 0.231 ac (10,062.36 sf), offering a functional site for the improvements within the surrounding neighborhood.

Neighborhood influences reflect marketing exposure consistent with the Douglas assessment area. Comparable research focused on arms-length transfers recorded between 1/1/2021 and 6/30/2022. Selected transactions are located within an average distance of 0.24 miles, ensuring that market-derived adjustments represent local buyer preferences.

3. VALUATION SUMMARY

METRIC	VALUE
Assessor's Value	\$843,426.00
Concluded Value	\$760,000

Market testing indicates the assessor's current opinion of value overstates probable buyer behavior. Regression-supported comparables yield a reconciled indication below the assessor's figure, signaling an opportunity for relief through the formal appeals process.

Based on our analysis, the supported market value as of June 30, 2022, is \$760,000, indicating a potential overassessment of \$83,426.

Assessorly, Co. — Confidential Tax Appeal Materials



4. SALES COMPARISON APPROACH

CHARACTERISTIC	SUBJECT	COMP 1	COMP 2	COMP 3
Sale Price	N/A	\$750,000.00	\$745,000.00	\$778,000.00
Date of Sale	—	6/14/2022	05/22/2022	05/20/2022
Market Condition \$0.00			+\$7,500.00	+\$7,800.00
Address	15932 CRESTROCK CIR, Stonegate, CO, 80134	16154 CRESTROCK CT, Stonegate, CO, 80134	16230 LAURELHILL CT, Stonegate, CO, 80134	15488 FLOWERGATE WAY, Stonegate, CO, 80134
Location Impact	B / OpnSpce	B / OpnSpce	B / OpnSpce	B / OpnSpce
—	—	—	—	—
Site Size	0.231 ac (10,062.36 sf)	0.174 ac (7,579.44 sf)	0.220 ac (9,583.2 sf)	0.186 ac (8,102.16 sf)
\$13.43/sf (\$585,187.24/ac)		+\$5,000.00	—	+\$5,000.00
Quality	Good	Good	Good	Good
—	—	—	—	—
Condition	C3	C3	C3	C3
—	—	—	—	—
Year Built	1997	1995	1994	1992
—	—	\$0.00	\$0.00	\$0.00
Bed/Bath	4 / 3	4 / 4	5 / 4	5 / 4
Bed — Bath —		-\$3,000.00	-\$6,000.00	-\$3,000.00
GLA	2,520 sf	2,594 sf	2,271 sf	2,516 sf
\$150.00		-\$11,100.00	+\$37,350.00	+\$600.00
Basement Finish	1 sf / 806 sf	1 sf / 600 sf	1 sf / 828 sf	1,057 sf / 865 sf
Finished \$75.00		+\$15,450.00	-\$1,650.00	-\$4,425.00
Unfinished —				
Garage	3	3	2	3
—		\$0.00	+\$10,000.00	\$0.00
Custom Row 1	Subject value	Comp 1 value	Comp 2 value	Comp 3 value
		Adjustment —	Adjustment —	Adjustment —
Adjusted Sale Price	—	\$756,350.00	\$792,350.00	\$783,975.00
Net Adjustment	—	\$0.00	\$0.00	\$0.00

Comparable sales were vetted for recency, proximity, and physical similarity. Emphasis was placed on closed transactions featuring similar gross living areas, finished basements, and garage utility to mirror the subject's contributory amenities. Where data gaps existed, secondary sources such as MLS and third party sources

(Zillow/Redfin/Realtor) were used to extract condition.

Adjustments were supported by regression-derived coefficients for market conditions, GLA, and below-grade finish. Time adjustments were trended to the June 30, 2022 date of value. Market conditions were cross-checked using the regression trend, a local sale/resale example (9763 Clandan Court, Stonegate), and the FHFA all-transactions index for Douglas County. Based on this review, a 1.0% per month market conditions rate was applied.

After adjustments, Sale 1 provides the most reliable indication of value due to its strong similarity to the subject. Sales 2 and 3 further support the conclusion. The concluded value is supported by the adjusted indications of the most comparable sales, selected for similarity in location, GLA, finished basement, and bed/bath configuration. Sales were taken from the appropriate period and adjusted using market-extracted coefficients for market conditions, GLA, finished basement, baths, and garage; the resulting indications support the opinion that the assessor's value is above market evidence.

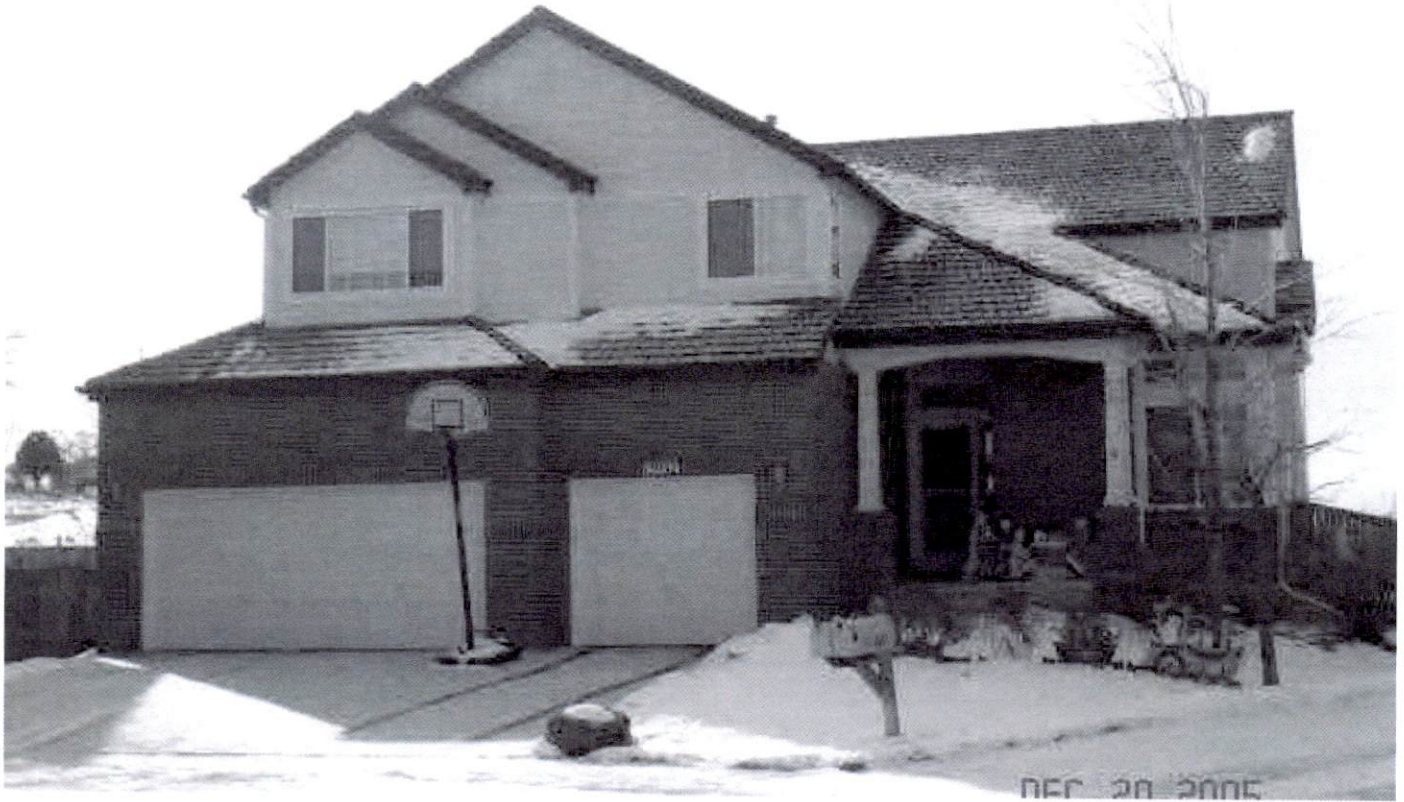
 *Douglas Count HPI*

Assessorly, Co. — Confidential Tax Appeal Materials



5. COMPARABLE PHOTOS AND MAP SECTION

SUBJECT PROPERTY



16154 CRESTROCK CT,
Stonegate, CO, 80134
Sale Price: \$198,900.00

16230 LAURELHILL CT,
Stonegate, CO, 80134
Sale Price: \$340,000.00

15488 FLOWERGATE WAY,
Stonegate, CO, 80134
Sale Price: \$569,000.00



Assessorly, Co. — Confidential Tax Appeal Materials



6. QUALITY ASSURANCE & DISCLAIMERS

This automated valuation model (AVM) blends Assessorly's regression engine with curated comparable sales to benchmark the subject property. Every metric above has been programmatically generated and reviewed by Assessorly's QA specialists—no formal appraiser opinion or manual valuation adjustments are part of this deliverable.

- Property characteristics and imagery originate from local assessor records, MLS feeds, and Assessorly data assets.
- QA validates address matching, sale date alignment, and feature normalization before release.
- Use this report to monitor market positioning, screen tax assessments, or support pre-appeal diligence.

This report is not an appraisal and should not be relied upon as a substitute for a certified appraisal when one is required by statute, lending policy, or legal proceedings. All analytics are subject to data availability and may change as new transactions record.

7. APPENDIX

DATA SOURCES

- Multiple Listing Service (MLS) closed sale records
- Douglas Assessor and Treasurer public records
- Federal Housing Finance Agency (FHFA) House Price Index
- County and municipal GIS mapping services
- Assessorly proprietary regression database

METHODOLOGY NOTES

The regression summary supporting the concluded value incorporates market-calibrated coefficients for site size, effective age, living area, and basement finish. Supplemental sensitivity testing confirmed stability across cross-validation folds with R^2 of 0.12328 and CV R^2 of 0.57773. Mean absolute error measured 59024.32 with an RMSE of 75955.82, indicating tight model fit across the dataset.

8. DISCLAIMER AND LIMITING CONDITIONS

This Property Tax Appeal Report is a non-appraisal valuation product prepared solely for the client identified herein and for submission to assessment appeal authorities. The analyses, opinions, and conclusions expressed are limited to the purpose of contesting the assessed value of the subject property for the 2023–2024 cycle and may not be relied upon by any other party or for any other purpose.

The report does not conform to the Uniform Standards of Professional Appraisal Practice (USPAP) and shall not be represented as an appraisal. Intended users are limited to the property owner, their authorized representatives, and the reviewing bodies of the Douglas Assessor. Use by lenders, investors, or other third parties is expressly prohibited.

Analyses are based on public records, MLS data, GIS mapping, and statistical modeling believed to be reliable; however, Assessorly, Co. makes no warranties regarding the accuracy or completeness of third-party data. All opinions are subject to extraordinary assumptions that the supplied information is correct. Liability for any errors or omissions is expressly disclaimed, and no guarantee of appeal success or tax reduction is provided.

The scope of this engagement was limited to desktop review of available data, statistical modeling, and preparation of this written report. Physical inspection of the interior was not performed unless otherwise stated. Comparable selection prioritized arms-length transactions within the specified sales window, and valuation relied on a sales comparison approach supported by regression analytics.

SCOPE OF WORK STATEMENT

- Data Collection: Compiled assessor records, MLS reports, FHFA trends, and GIS measurements for the subject and market area.
- Comparable Selection: Screened residential transfers by date, proximity, building style, and condition; excluded distressed or non-arm's-length transactions.
- Valuation Methods: Applied sales comparison with market-derived adjustments and reconciled with regression outputs to conclude the indicated value.
- Property Observation: Desktop review of aerial imagery, assessor sketches, and available photography; no interior inspection completed.

Engagement for Tax Appeal Consulting Services

As of 2025-12-02

Consultant:

Assessorly, Co

Denver, CO 80120

Info@assessorly.com

Client:

Willard Eldred

15932 CRESTROCK CIR

Parker, CO 80134

Dear Willard Eldred,

This letter confirms our agreement for Assessorly, Co to provide real estate appraisal services to you in connection with the property located at: 15932 CRESTROCK CIR, also known as the "Subject property".

The intended use will be for tax appeal purposes only. No other uses are permitted.

The intended users include: Willard Eldred and those assigned.

Effective dates of value: Tax cycle 2025-2026

Assessorly Money-Back Guarantee Policy

At Assessorly, we stand behind the accuracy of our technology and the expertise of our consultants. That's why we offer a 100% Money-Back Guarantee on our Full Service Package, which includes:

- Property Tax Report and Valuation Analysis
- Appeal Representation (Agency)

What's Covered

If your appeal does not result in any tax savings for the property tax year(s) covered by the Full Service Package, you may be eligible for a full refund of your service fee.

Eligibility Requirements

To qualify for the guarantee, the following must apply:

- The Assessorly AVM address search tool indicated the tax year was "Overassessed"
- Willard Eldred purchased the Full Service Package, including representation (Agency)
- Willard Eldred provided all required documentation and responded to any communication related to the appeal process
- The appeal was submitted within the designated filing deadline for the relevant county
- The assessor or appeals board rendered a decision resulting in no reduction in value or no tax savings for the covered period

How to Request a Refund



If your appeal does not result in savings and you meet the eligibility criteria:

- Email support@assessorly.com within 30 days of your appeal decision
- Include the following:
 - Willard Eldred and 15932 CRESTROCK CIR
 - Order confirmation number (e.g., 11F0CF3279336DF0AD250AFFCF6A1F27)
 - A copy of the final appeal decision
- If approved, a refund will be issued within 7–10 business days

Exclusions

This guarantee does not apply to:

- Appeals where the AVM tool indicated the tax year was “Fairly Assessed”
- Self-service or report-only packages
- Appeals withdrawn at the request of Willard Eldred
- Missed deadlines due to inaction on the part of Willard Eldred
- Tax increases due to unrelated causes (e.g., reassessment following property improvements)

Contingency Pay Policy (Full Service – Contingency)

At Assessorly, we believe in results-driven service. That’s why our Full Service – Contingency product allows you to proceed with no upfront risk. You only pay if your property tax appeal is successful.

Eligibility Requirements

- \$0 Upfront Cost: You must provide a valid credit card at the time of engagement. No charges will be made unless your appeal is successful.
- Agency Agreement: You must sign a formal Agency Agreement authorizing Assessorly to represent you in both current and prior year tax cycles.
- Documentation Compliance: You must provide all required property information and supporting documentation in a timely manner.
- Responsiveness: You must respond promptly to communications from Assessorly throughout the appeal process.
- Timely Submission: Your appeal must be submitted within the required deadlines established by your local county assessor or Board of Equalization.

Success-Based Billing

If your appeal is successful, Assessorly will charge 30% of the recovered funds to the credit card on file. “Success” is defined as a reduction in the assessed value of your property resulting in a direct tax savings, as confirmed by the county.

If the payment is declined or cannot be processed, Assessorly will immediately contact you to arrange alternate payment.

Full payment is due immediately upon receipt of invoice, in order to avoid interest, penalties, or recovery actions.

Non-Payment & Enforcement

- The client agrees to be responsible for all legal fees and costs incurred by Assessorly in the process of recovering owed funds.



- If communication or payment is not received within 30 days, Assessorly reserves the right to file a mechanic's lien on the subject property under applicable state statutes.

Disclaimers

- The Contingency Fee product does not guarantee a specific outcome or appeal success.
- Assessorly reserves the right to determine which tax cycles will be pursued for appeal, based on internal analysis and the projected minimum recovery amount. Appeals will only be initiated if the potential benefit meets or exceeds our thresholds for filing.
- Failure to meet the eligibility requirements may void your participation in the Contingency Fee program and convert your case to a fee-based service.
- Clients who bypass, duplicate, or obstruct Assessorly's efforts may forfeit eligibility and still be liable for services rendered.

Scope of Work

The objective of this assignment is to develop an opinion of value of the subject property as of the effective dates noted above. The analysis is completed without a physical inspection of the property and relies solely on public records, third-party data/online sources, and information provided by the client or property owner.

The scope of work includes, but is not limited to:

- Identification and analysis of relevant market data
- Review of MLS data, public records, and online sources (e.g., assessor's records, satellite imagery, real estate databases)
- Selection and analysis of three comparable sales within the subject market
- Application of the Sales Comparison Approach, as used by the Assessor's office. Adjustments are market extracted using predictive analytics
- Use of digital mapping and GIS tools for neighborhood and site analysis

Assumptions and Limiting Conditions

- No physical inspection of the property was conducted.
- All data from public sources or the client is assumed to be accurate.
- The property is assumed to be in average condition unless otherwise noted.
- No interior photos or on-site verification of features were conducted.
- No guarantees are made about structural condition, compliance, or hazards.
- No valuation of personal property is included.
- No zoning or permit verification unless specifically requested.
- The resulting report will present a single point of value and summary of analysis.

This report is not an appraisal. The consultant is not acting in the capacity of a licensed appraiser. The purpose of the report is solely to support a real estate tax appeal.

Property Tax Consultant – Agency Agreement

I agree that for the property tax years 2025-2026, in Colorado, as related to the subject property noted above, Assessorly, Co is authorized to act as my agent and consultant before the County Board of Equalization or the State Tax Review Board or other relevant authority.

I authorize Assessorly, Co to submit appeals, file forms, and represent me in all related matters for the referenced assessment years and any prior eligible years.



Agreed by:

Willard Eldred

15932 CRESTROCK CIR

Parker, CO 80134

Willard Eldred

Attestation

I, the undersigned, Authorized Agent, certify that the statements and information provided in this filing and any attachments are true, correct, and complete to the best of my knowledge and belief. I acknowledge that the Assessor may rely on this information in reviewing the property's assessment. If signing as an Authorized Agent, I affirm that I am duly authorized to act on behalf of the owner for assessment review and appeal purposes.

Authorized Agent Identification

Authorized Agent: Martin Froehlich

Company: Assessorly, Co

Assessor Contact for Questions

By listing a contact below, the Agent authorizes the Assessor to communicate with this contact regarding this filing.

Primary Contact Name: Martin Froehlich

Telephone: (720) 202-9279

Email: martin@assessorly.com





Completed Document Audit Report

Completed with SignWell.com

Title: Assessorly_Engagement_Letter_Template.docx

Document ID: 46d8ef14-23dc-459b-a46a-0e27f348f91c




Time Zone: (GMT+00:00) Coordinated Universal Time

Files

Assessorly_Engagement_Letter_Template.docx - 4 pages

Dec 02, 2025 03:53:34 UTC

Activity

- | | | |
|---|---|------------------------------|
|  Richard T. Miles | created the document via API (support@assessorly.com) | Dec 02, 2025
03:53:34 UTC |
| IP: 52.4.217.237 | | |
|  Willard Eldred | first viewed document (support@assessorly.com) | Dec 02, 2025
03:54:03 UTC |
| IP: 2601:282:4200:5540:d02e:2ff:796d:8037 | | |
|  Willard Eldred | signed the document (support@assessorly.com) | Dec 02, 2025
03:55:21 UTC |
| IP: 2601:282:4200:5540:d02e:2ff:796d:8037 | | |

Brenda Davis

From: Felice Entratter
Sent: Thursday, January 29, 2026 4:30 PM
To: Brenda Davis
Subject: FW: Appeal: 15932 Crestrock Cir
Attachments: 15932 Crestrock signed.pdf

#2

*Felice A Entratter
Douglas County Assessor's Office
Appeals Deputy Assessor
303-663-6212*

From: Assessors <Assessors@douglas.co.us>
Sent: Monday, January 26, 2026 3:36 PM
To: Felice Entratter <fentratter@douglas.co.us>
Cc: Becky Fischer <bfischer@douglas.co.us>
Subject: FW: Appeal: 15932 Crestrock Cir

From: Martin Froehlich <martin.froehlich@assessorly.com>
Sent: Monday, January 26, 2026 3:13 PM
To: Assessors <Assessors@douglas.co.us>
Subject: Re: Appeal: 15932 Crestrock Cir

Caution: This email originated outside the organization. Be cautious with links and attachments.

Please find the attached report for the 2023 -2024 abatement period.
Thank you

On Wed, Dec 31, 2025 at 6:26 PM Martin Froehlich <martin.froehlich@assessorly.com> wrote:

Hi Douglas County Assessor's Office:

Please find the attached appeal report for the property address listed in the subject line.


If you need any additional documentation, let me know and I'll provide it right away.

Thank you,

--

Martin Froehlich

CEO | Assessorly

 (720) 202-9279

 martin@assessorly.com

 www.assessorly.com

Fair Taxes. Real Savings.



Transmittal Sheet for Abatement #: 202600045

Abatement #	202600045	Staff Appraiser	DAK
Tax Year	2023	Review Appraiser	BAF
Date Received	12/31/2025	Recommendation	Revised as per Hearing Officer's recommendation
Petitioner	KANDIE L MCKEON ELDRED & WILLARD ELDRED	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	ASSESSORLY CO		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$760,000	Assessor Final Review Value	\$825,000

Original Recommendation: The subject is a good quality 2-story home built in 1997 and located at 15932 Crestrock Cr, Parker. The subject backs to greenbelt. There are no interior photos of the subject in the Assessor's records. The Petitioner's agent is appealing the 2023 and 2024 valuation and requesting a value of \$760,000. The agent has provided three comparable sales for consideration. One has been included on the final sales grid. Since no unusual conditions occurred between the 2023 and 2024 assessment dates, the same analysis has been applied to both tax years. The six comparable sales used are all good quality, 2-story homes in the immediate neighborhood and are of similar age. They bracket the subject in GLA, basement square footage and basement finish square footage. The adjusted comparable sales have a range of indicated value from approximately \$796,000 to \$908,000 with a mean of approximately \$849,000 and a median of \$838,000. The subject's 2023 and 2024 value of \$843,426 is within the range of adjusted comparable sale prices and near the mean and median. As a result, there is no recommendation for an adjustment to the 2023 and 2024 tax year values. Hearing Officer Recommendation: **Further adjusted at the 3/18/26 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
R0374377	1112	1003	\$158,054	\$0	\$158,054	6.700%	\$10,590	10.8006%	\$1,143.78
	1212	1003	\$685,372	(\$55,000)	\$630,372	6.700%	\$42,230	10.8006%	\$4,561.09
Account Total:			\$843,426	(\$55,000)	\$788,426		\$52,820		\$5,704.87

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0374377	1112	1003	\$158,054	\$0	\$158,054	6.700%	\$10,590	10.8006%	\$1,143.78
	1212	1003	\$666,946	(\$55,000)	\$611,946	6.700%	\$41,000	10.8006%	\$4,428.25
Account Total:			\$825,000	(\$55,000)	\$770,000		\$51,590		\$5,572.03

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
R0374377	\$843,426	\$52,820	\$5,704.87	\$825,000	\$51,590	\$5,572.03	\$132.84
Totals	\$843,426	\$52,820	\$5,704.87	\$825,000	\$51,590	\$5,572.03	\$132.84

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0374377	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
R0374377	\$5,704.87	\$5,572.03	\$132.84	\$194.32	\$189.80	(\$4.52)	\$128.32
Totals	\$5,704.87	\$5,572.03	\$132.84	\$194.32	\$189.80	(\$4.52)	\$128.32

Transmittal Sheet for Abatement #: 202600046

Abatement #	202600046	Staff Appraiser	DAK	
Tax Year	2024	Review Appraiser	BAF	
Date Received	12/31/2025	Recommendation	Revised as per Hearing Officer's recommendation	
Petitioner	KANDIE L MCKEON ELDRED & WILLARD ELDRED	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.	
Agent				ASSESSORLY CO
Petitioner's Request				Value Too High
Petitioner's Requested Value	\$760,000	Assessor Final Review Value	\$825,000	

Original Recommendation: The subject is a good quality 2-story home built in 1997 and located at 15932 Crestrock Cr, Parker. The subject backs to a greenbelt. The Petitioner's agent is appealing the 2023 and 2024 valuation and requesting a value of \$760,000. The agent has provided three comparable sales for consideration. One has been included on the final sales grid. Since no unusual conditions occurred between the 2023 and 2024 assessment dates, the same analysis has been applied to both tax years. The six comparable sales used are all good quality, 2-story homes in the immediate neighborhood and are of similar age. They bracket the subject in GLA, basement square footage and basement finish square footage. The adjusted comparable sales have a range of indicated value from approximately \$796,000 to \$908,000 with a mean of approximately \$849,000 and a median of \$838,000. The subject's 2023 and 2024 value of \$843,426 is within the range of adjusted comparable sale prices and near the mean and median. As a result, there is no recommendation for an adjustment to the 2023 and 2024 tax year values. Hearing Officer Recommendation: **Further adjusted at the 3/18/26 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
R0374377	1112	1003	\$158,054	\$0	\$158,054	6.700%	\$10,590	10.7084%	\$1,134.02
	1212	1003	\$685,372	(\$55,000)	\$630,372	6.700%	\$42,230	10.7084%	\$4,522.16
Account Total:			\$843,426	(\$55,000)	\$788,426		\$52,820		\$5,656.18

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0374377	1112	1003	\$158,054	\$0	\$158,054	6.700%	\$10,590	10.7084%	\$1,134.02
	1212	1003	\$666,946	(\$55,000)	\$611,946	6.700%	\$41,000	10.7084%	\$4,390.44
Account Total:			\$825,000	(\$55,000)	\$770,000		\$51,590		\$5,524.46

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
R0374377	\$843,426	\$52,820	\$5,656.18	\$825,000	\$51,590	\$5,524.46	\$131.72
Totals	\$843,426	\$52,820	\$5,656.18	\$825,000	\$51,590	\$5,524.46	\$131.72

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0374377	SB-001 Residential 55k Exemption	(\$55,000)



TOBY DAMISCH

DOUGLAS COUNTY ASSESSOR'S OFFICE

VALUATION SUMMARY

**OF
RESIDENTIAL IMPROVED PROPERTY**

**FOR
Douglas County Board of County Commissioners**

**KANDIE L MCKEON ELDRED & WILLARD ELDRED
PETITIONER**

Vs.

**DOUGLAS COUNTY ASSESSOR'S OFFICE
RESPONDENT**

Parcel Number: 2233-173-05-199

Schedule Number: R0374377

Appeal Number: 202600045

Appraisal Date: June 30, 2022

Assessment Date: January 1, 2023

Report Date: 2/10/2026

2023 NOV Value: \$843,426

Indicated Value: \$843,426

SUBJECT:

Indicated Value:

\$843,426

Account Number:

R0374377

Address:

15932 CRESTROCK CIR

PARKER, CO 801340000



Parcel Number:

2233-173-05-199

Zoning:

Subdivision:

STONEGATE

Year Built:

1997

Adjusted Year Built:

1997

Building SF:

2,520

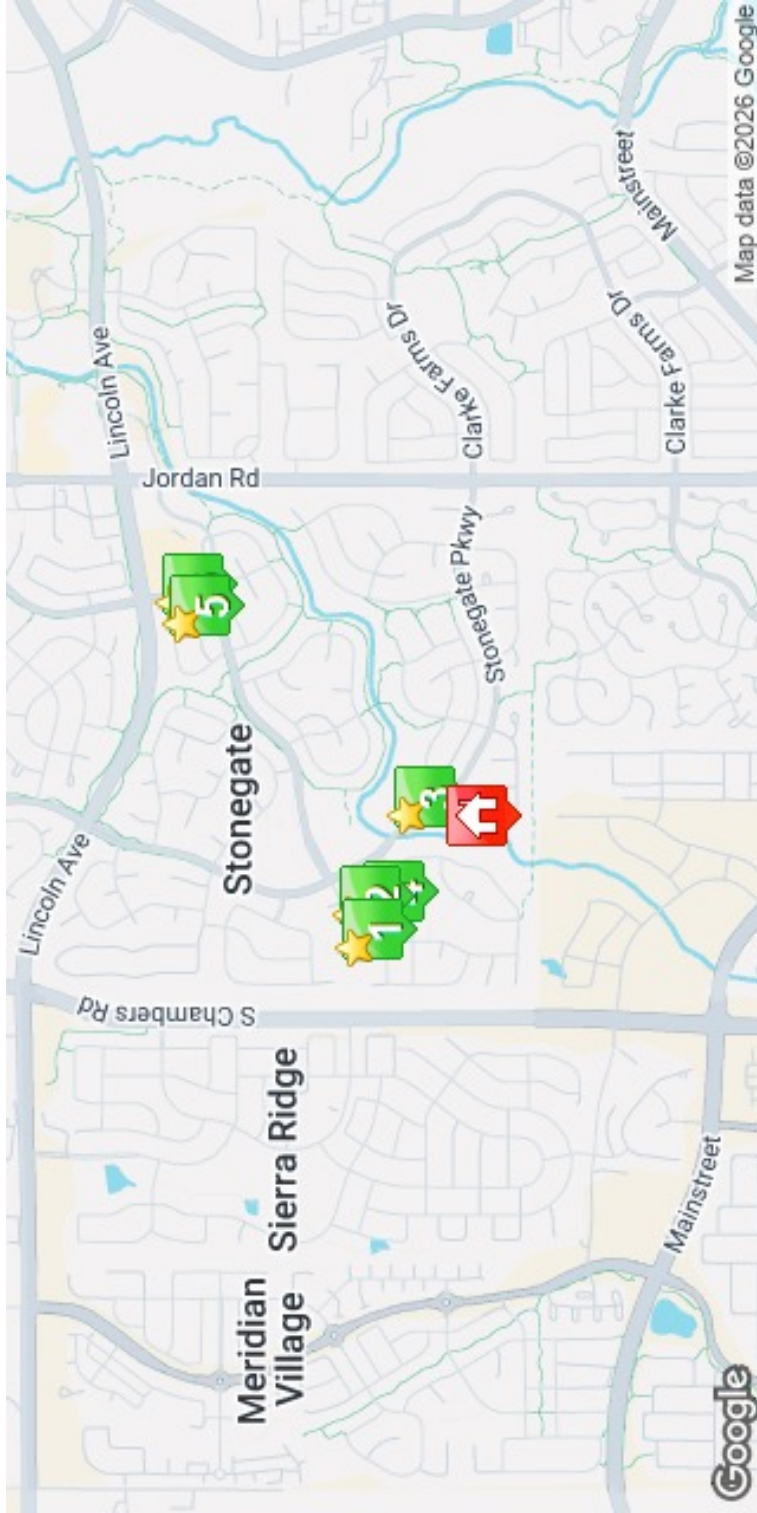
Land SF:

10,062

The subject is a good quality 2-story home built in 1997 and located at 15932 Crestrock Cr, Parker. The subject backs to greenbelt. There are no interior photos of the subject in the Assessor's records. The Petitioner's agent is appealing the 2023 and 2024 valuation and requesting a value of \$760,000. The agent has provided three comparable sales for consideration. One has been included on the final sales grid. Since no unusual conditions occurred between the 2023 and 2024 assessment dates, the same analysis has been applied to both tax years. The six comparable sales used are all good quality, 2-story homes in the immediate neighborhood and are of similar age. They bracket the subject in GLA, basement square footage and basement finish square footage. The adjusted comparable sales have a range of indicated value from approximately \$796,000 to \$908,000 with a mean of approximately \$849,000 and a median of \$838,000. The subject's 2023 and 2024 value of \$843,426 is within the range of adjusted comparable sale prices and near the mean and median. As a result, there is no recommendation for an adjustment to the 2023 and 2024 tax year values.

15932 CRESTROCK CIR

R0374377



Subject



Address 15932 CRESTROCK CIR
 ID R0374377
 TASP / Date NA / 12/22/2021

Distance -

Sale Price \$0

Adjusted Age 25

Year Built 1997

Style 2 Story

Unit Type N/A

Quality Good

Residential SF 2,520

Garage SF 660

Bsmnt SF 1,038

Basement Fin SF 806

Walkout N/A

Garden Lvl N/A

Fireplaces 1

HVAC Central Air to Air

Land SF 10,062

Land Use Code 185785

Market Land Value \$185,785

Outbuilding Value 0

Total Adjustment

Adjusted Sale Price

Comp #1

15438 FLOWERGATE WAY
 R0362622
\$790,000 / 06/17/2022

1,570 ft

Sale Price	\$0	\$0
Adjusted Age	25	\$0
Year Built	1993	\$0
Style	2 Story	\$0
Unit Type	N/A	\$0
Quality	Good	\$0
Residential SF	2,510	\$0
Garage SF	660	\$0
Bsmnt SF	1,051	\$0
Basement Fin SF	812	\$0
Walkout	0	\$0
Garden Lvl	0	\$0
Fireplaces	1	\$0
HVAC	Central Air to Air	\$0
Land SF	6,273	\$0
Land Use Code	137796	\$0
Market Land Value	\$160,041	\$25,744
Outbuilding Value	0	\$0
Total Adjustment		Net:3% Gross:\$25,744
Adjusted Sale Price		\$ 815,744

Comp #2

15488 FLOWERGATE WAY
 R0362594
\$785,510 / 05/20/2022

1,359 ft

Sale Price	\$0	\$0
Adjusted Age	25	\$0
Year Built	1992	\$0
Style	2 Story	\$0
Unit Type	N/A	\$0
Quality	Good	\$0
Residential SF	2,516	\$0
Garage SF	660	\$0
Bsmnt SF	1,057	\$0
Basement Fin SF	865	\$0
Walkout	0	\$0
Garden Lvl	0	\$0
Fireplaces	1	\$0
HVAC	Central Air to Air	\$0
Land SF	8,102	\$0
Land Use Code	149974	\$0
Market Land Value	\$175,320	\$10,466
Outbuilding Value	0	\$0
Total Adjustment		Net:1% Gross:\$10,466
Adjusted Sale Price		\$ 795,976

Comp #3

10617 STONE CREEK CT
 R0374337
\$876,400 / 04/29/2021

558 ft

Sale Price	\$700,000	\$0
Adjusted Age	24	\$0
Year Built	1996	\$0
Style	2 Story	\$0
Unit Type	N/A	\$0
Quality	Good	\$0
Residential SF	2,579	\$0
Garage SF	687	-\$1,600
Bsmnt SF	684	\$14,900
Basement Fin SF	649	\$9,100
Walkout	0	\$0
Garden Lvl	0	\$0
Fireplaces	1	\$0
HVAC	Central Air to Air	\$0
Land SF	9,453	\$0
Land Use Code	150312	\$0
Market Land Value	\$176,405	\$9,380
Outbuilding Value	0	\$0
Total Adjustment		Net:4% Gross:\$31,780
Adjusted Sale Price		\$ 908,180

Petitioner Comp

Subject

Grid Estimate:

N/A
(None)
Min: \$795,976
Max: \$908,180



Address 15932 CRESTROCK CIR
ID R0374377
TASP / Date NA / 12/22/2021

Distance -

Sale Price \$0

Adjusted Age 25

Year Built 1997

Style 2 Story

Unit Type N/A

Quality Good

Residential SF 2,520

Garage SF 660

Bsmnt SF 1,038

Basement Fin SF 806

Walkout N/A

Garden Lvl N/A

Fireplaces 1

HVAC Central Air to Air

Land SF 10,062

Land Use Code 185785

Market Land Value \$185,785

Outbuilding Value 0

Total Adjustment

Adjusted Sale Price

Comparable **Adj. Sale Price**

Comp #3	\$ 908,180
Comp #6	\$ 899,225
Comp #4	\$ 844,045
Comp #5	\$ 831,241
Comp #1	\$ 815,744
Comp #2	\$ 795,976

← Subject NOV \$843,426

Comp #6

10231 HEDGE LN
R0367708
\$853,875 / 04/22/2022
0.7 miles

Sale Price	\$825,000	\$0
Adjusted Age	29	\$0
Year Built	1993	\$0
Style	2 Story	\$0
Unit Type	N/A	\$0
Quality	Good	\$0
Residential SF	2,557	\$0
Garage SF	687	\$-1,600
Bsmnt SF	684	\$14,900
Basement Fin SF	650	\$9,000
Walkout	0	\$0
Garden Lvl	0	\$0
Fireplaces	1	\$0
HVAC	Central Air to Air	\$0
Land SF	7,754	\$0
Land Use Code	139364	\$0
Market Land Value	\$162,735	\$23,050
Outbuilding Value	0	\$0
Total Adjustment		Net:5% Gross:6% \$45,350
Adjusted Sale Price		\$ 899,225

Comp #5

16621 AUTUMN ROCK COVE
R0364241
\$812,168 / 05/18/2022
0.66 miles

Sale Price	\$806,200	\$0
Adjusted Age	29	\$0
Year Built	1993	\$0
Style	2 Story	\$0
Unit Type	N/A	\$0
Quality	Good	\$0
Residential SF	2,537	\$0
Garage SF	678	\$-1,100
Bsmnt SF	788	\$10,500
Basement Fin SF	710	\$0
Walkout	0	\$0
Garden Lvl	0	\$0
Fireplaces	1	\$0
HVAC	Central Air to Air	\$0
Land SF	9,409	\$0
Land Use Code	150080	\$0
Market Land Value	\$176,112	\$9,673
Outbuilding Value	0	\$0
Total Adjustment		Net:2% Gross:3% \$19,073
Adjusted Sale Price		\$ 831,241

Comp #4

10565 COTTONEASTER WAY
R0370794
\$814,312 / 03/12/2021
1,145 ft

Sale Price	\$650,000	\$0
Adjusted Age	28	\$0
Year Built	1994	\$0
Style	2 Story	\$0
Unit Type	N/A	\$0
Quality	Good	\$0
Residential SF	2,591	\$0
Garage SF	532	\$7,800
Bsmnt SF	1,244	\$-8,700
Basement Fin SF	854	\$0
Walkout	0	\$0
Garden Lvl	0	\$0
Fireplaces	1	\$0
HVAC	Central Air to Air	\$0
Land SF	5,750	\$0
Land Use Code	133882	\$0
Market Land Value	\$155,152	\$30,633
Outbuilding Value	0	\$0
Total Adjustment		Net:4% Gross:6% \$29,733
Adjusted Sale Price		\$ 844,045

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Jorge Martinez

Agent: Martin Froehlich

Parcel No.: R0496165

Abatement Number: 202600048

Assessor's Original Value: \$703,720 - 2024

Hearing Date: March 18, 2026

Hearing Time: 1:00 p.m.

1. The Douglas County Assessor was represented at the hearing by Dixie Kozinski
2. The Petitioner was:
 - a. present
 - b. not present
 - c. present/represented by Martin Froelich
 - d. not present/represented by [Click here to enter text.](#)
3. Assessor's Recommended Value: \$703,720 – No change

Petitioner's Requested Value: \$655,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner submitted three comparable sales and adjusted for factors such as market conditions, lot size, number of bedrooms and bathrooms, gross living area (GLA), and basement finish. The resulting adjusted values ranged from \$646,310 to \$676,915, leading him to request a value reduction to \$655,000.

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) Single family residential

Total Actual Value: \$703,720 (No change)

Reasons are as follows: The petitioner submitted three comparable sales and adjusted for factors such as market conditions, lot size, number of bedrooms and bathrooms, gross living area (GLA), and basement finish. The resulting adjusted values ranged from \$646,310 to \$676,915, leading him to request a value reduction to \$655,000. The assessor presented six comparable sales, which included the same three used by the petitioner. The assessor made adjustments for time, features like above-grade square footage, garage size, basement size, finished basement area, fireplaces, and market land value. The assessor's adjusted values ranged from \$693,725 to \$790,796. Notably, two of the three comparables the petitioner used lacked basements, unlike the subject property, and he did not adjust for this difference—an inappropriate omission. The assessor's adjustments are considered more reliable, placing the assigned value at the lower end of the adjusted range. The assigned value is well supported, petition 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

3/18/2026
Date

202600048-2024

Petition For Abatement Or Refund Of Taxes

County: Douglas County

Date Received

(Use Assessor's or Commissioners' Date Stamp)

Received

Section I: Petitioner, please complete Section I only.

Date: 12/31/2025

Month Day Year

Petitioner's Name: Jorge Martinez

Petitioner's Mailing Address: 9719 TAYLOR RIVER CIR Sterling Ranch CO 80125

DEC 31 2025

Douglas County Assessor's Office

City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) 222930112021

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 9719 TAYLOR RIVER CIR Sterling Ranch, CO, 80125

ROYAL LBS

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: \$655,000 (2023) and \$655,000 (2024)

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 Email

By Assessorly, Co. 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)

Table with columns: Tax Year, Actual, Value Adjustment, Adjusted Actual, Assessment Rate, Assessed Value, Mill Levy, Tax. Rows for 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

per FAX
Email to
Agent
2/2/26
BCW

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

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



Property Tax Appeal Report (2023–2024 Abatement)

PREPARED BY ASSESSORLY, CO.

Prepared for: Jorge Martinez

Subject Property: 9719 TAYLOR RIVER CIR, Sterling Ranch, CO, 80125

Prepared by: Assessorly, Co.

Assessorly, Co. — Client Services Team



support@assessorly.com
+1 (303) 501-8081 Ext: 800
PO Box 180, Littleton, CO 80120

Purpose Statement

This valuation report has been prepared exclusively for the purpose of appealing the assessed value of the subject property. It is not intended for any other use. The intended user of this report is the client: Jorge Martinez



2. GENERAL INFORMATION

CHARACTERISTIC	DETAILS
APN / Account No.	222930112021
Legal Description	LOT 306A STERLING RANCH 1 6TH AMD 0.110 AM/L
Property Type	Single Family Residential
Site Size	0.110 ac (4,791.6 sf)
Gross Living Area (GLA)	2,053 sf
Basement (gross/finished)	1,080 sf / 0 sf
Garage Count / Size	580
Year Built	2018
Condition	C3
Bedrooms / Bathrooms	3 / 3
Assessor's Actual Value (current cycle)	\$703,720.00

The subject property is a single family residential situated at 9719 TAYLOR RIVER CIR, Sterling Ranch, CO, 80125. Constructed in 2018, the residence provides 2,053 sf of above-grade living area across 3 / 3 bedrooms and bathrooms. The parcel encompasses 0.110 ac (4,791.6 sf), offering a functional site for the improvements within the surrounding neighborhood.

Neighborhood influences reflect marketing exposure consistent with the Douglas assessment area. Comparable research focused on arms-length transfers recorded between 1/1/2021 and 6/30/2022. Selected transactions are located within an average distance of 0.08 miles, ensuring that market-derived adjustments represent local buyer preferences.

3. VALUATION SUMMARY

METRIC	VALUE
Assessor's Value	\$703,720.00
Concluded Value	\$655,000.00

Market testing indicates the assessor's current opinion of value overstates probable buyer behavior. Regression-supported comparables yield a reconciled indication below the assessor's figure, signaling an opportunity for relief through the formal appeals process.

Based on our analysis, the supported market value as of June 30, 2022, is \$655,000.00, indicating a potential overassessment of \$48,720.

Assessorly, Co. — Confidential Tax Appeal Materials



4. SALES COMPARISON APPROACH

CHARACTERISTIC	SUBJECT	COMP 1	COMP 2	COMP 3
Sale Price	N/A	\$775,000.00	\$645,000.00	\$650,000.00
Date of Sale	—	01/20/2022	03/31/2022	04/05/2022
Market Condition \$0.00		\$46,500.00	\$19,400.00	\$13,000.00
Address	9719 TAYLOR RIVER CIR, Sterling Ranch, CO, 80125	9633 TAYLOR RIVER CIR, Sterling Ranch, CO, 80125	9763 BENNETT PEAK ST, Sterling Ranch, CO, 80125	9742 MEEKER ST, Sterling Ranch, CO, 80125
Location Impact	N / Res	N / Res	N / Res	N / Res
—	—	—	—	—
Site Size	0.110 ac (4,791.6 sf)	0.106 ac (4,617.36 sf)	0.066 ac (2,874.96 sf)	0.066 ac (2,874.96 sf)
\$41.02/sf (\$1,786,919.87/ac)		—	+\$10,000.00	+\$10,000.00
Quality	Average	Average	Average	Average
—	—	—	—	—
Condition	C3	C2	C3	C3
—	—	-\$77,000.00	—	—
Year Built	2018	2019	2018	2019
—	—	\$0.00	\$0.00	\$0.00
Bed/Bath	3 / 3	4 / 4	3 / 3	4 / 3
Bed — Bath —	—	-\$6,000.00	\$0.00	\$0.00
GLA	2,053 sf	2,114 sf	2,168 sf	2,367 sf
\$85.00	—	-\$5,185.00	-\$9,775.00	-\$26,690.00
Basement Finish	1,080 sf / 0 sf	1,044 sf / 940 sf	N/A	N/A
Finished \$60.00	—	-\$56,400.00	\$0.00	\$0.00
Unfinished —	—	—	—	—
Garage	2	2	2	2
—	—	\$0.00	\$0.00	\$0.00
Custom Row 1	Subject value	Comp 1 value	Comp 2 value	Comp 3 value
		Adjustment —	Adjustment —	Adjustment —
Adjusted Sale Price	—	\$676,915.00	\$664,625.00	\$646,310.00
Net Adjustment	—	\$0.00	\$0.00	\$0.00

Comparable sales were vetted for recency, proximity, and physical similarity. Emphasis was placed on closed transactions featuring similar gross living areas, finished basements, and garage utility to mirror the subject's contributory amenities. Where data gaps existed, secondary sources such as MLS and third party sources

(Zillow/Redfin/Realtor) were used to extract condition.

Adjustments were supported by regression-derived coefficients for market conditions, GLA, and below-grade finish. Time adjustments were trended to the June 30, 2022 date of value. Market conditions were cross-checked using the regression trend, a local sale/resale example (9754 Meeker St, Littleton), and the FHFA all-transactions index for Douglas County. Based on this review, a 1.0% per month market conditions rate was applied.

After adjustments, Sales 2 and 3 provides the most reliable indication of value due to its strong similarity to the subject. Sale 1 further supports the conclusion. The concluded value is supported by the adjusted indications of the most comparable sales, selected for similarity in location, GLA, finished basement, and bed/bath configuration. Sales were taken from the appropriate period and adjusted using market-extracted coefficients for market conditions, GLA, finished basement, baths, and garage; the resulting indications support the opinion that the assessor's value is above market evidence.

 *Douglas Count HPI*

Assessorly, Co. — Confidential Tax Appeal Materials



5. COMPARABLE PHOTOS AND MAP SECTION

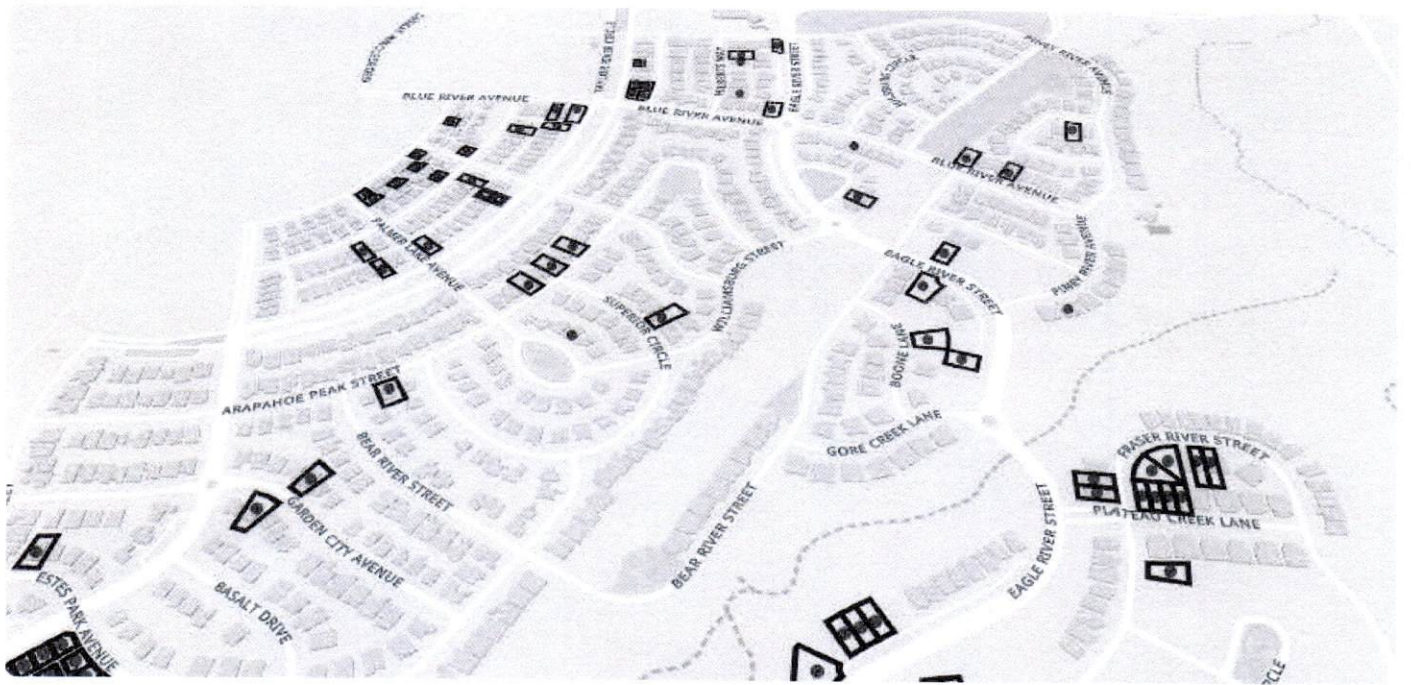
SUBJECT PROPERTY



9633 TAYLOR RIVER CIR, Sterling
Ranch, CO, 80125
Sale Price: \$575,400.00

9763 BENNETT PEAK ST, Sterling
Ranch, CO, 80125
Sale Price: \$424,900.00

9742 MEEKER ST, Sterling
Ranch, CO, 80125
Sale Price: \$490,000.00



Assessorly, Co. — Confidential Tax Appeal Materials



6. QUALITY ASSURANCE & DISCLAIMERS

This automated valuation model (AVM) blends Assessorly's regression engine with curated comparable sales to benchmark the subject property. Every metric above has been programmatically generated and reviewed by Assessorly's QA specialists—no formal appraiser opinion or manual valuation adjustments are part of this deliverable.

- Property characteristics and imagery originate from local assessor records, MLS feeds, and Assessorly data assets.
- QA validates address matching, sale date alignment, and feature normalization before release.
- Use this report to monitor market positioning, screen tax assessments, or support pre-appeal diligence.

This report is not an appraisal and should not be relied upon as a substitute for a certified appraisal when one is required by statute, lending policy, or legal proceedings. All analytics are subject to data availability and may change as new transactions record.

7. APPENDIX

DATA SOURCES

- Multiple Listing Service (MLS) closed sale records
- Douglas Assessor and Treasurer public records
- Federal Housing Finance Agency (FHFA) House Price Index
- County and municipal GIS mapping services
- Assessorly proprietary regression database

METHODOLOGY NOTES

The regression summary supporting the concluded value incorporates market-calibrated coefficients for site size, effective age, living area, and basement finish. Supplemental sensitivity testing confirmed stability across cross-validation folds with R^2 of 0.68870 and $CV R^2$ of 0.48964. Mean absolute error measured 58043.46 with an RMSE of 73471.34, indicating tight model fit across the dataset.

8. DISCLAIMER AND LIMITING CONDITIONS

This Property Tax Appeal Report is a non-appraisal valuation product prepared solely for the client identified herein and for submission to assessment appeal authorities. The analyses, opinions, and conclusions expressed are limited to the purpose of contesting the assessed value of the subject property for the 2023–2024 cycle and may not be relied upon by any other party or for any other purpose.

The report does not conform to the Uniform Standards of Professional Appraisal Practice (USPAP) and shall not be represented as an appraisal. Intended users are limited to the property owner, their authorized representatives, and the reviewing bodies of the Douglas Assessor. Use by lenders, investors, or other third parties is expressly prohibited.

Analyses are based on public records, MLS data, GIS mapping, and statistical modeling believed to be reliable; however, Assessorly, Co. makes no warranties regarding the accuracy or completeness of third-party data. All opinions are subject to extraordinary assumptions that the supplied information is correct. Liability for any errors or omissions is expressly disclaimed, and no guarantee of appeal success or tax reduction is provided.

The scope of this engagement was limited to desktop review of available data, statistical modeling, and preparation of this written report. Physical inspection of the interior was not performed unless otherwise stated. Comparable selection prioritized arms-length transactions within the specified sales window, and valuation relied on a sales comparison approach supported by regression analytics.

SCOPE OF WORK STATEMENT

- **Data Collection:** Compiled assessor records, MLS reports, FHFA trends, and GIS measurements for the subject and market area.
- **Comparable Selection:** Screened residential transfers by date, proximity, building style, and condition; excluded distressed or non-arm's-length transactions.
- **Valuation Methods:** Applied sales comparison with market-derived adjustments and reconciled with regression outputs to conclude the indicated value.
- **Property Observation:** Desktop review of aerial imagery, assessor sketches, and available photography; no interior inspection completed.

Engagement for Tax Appeal Consulting Services

As of 2025-10-23

Consultant:

Assessorly, Co

Denver, CO 80120

Info@assessorly.com

Client:

Jorge Martinez

9719 TAYLOR RIVER CIR

Sterling Ranch, CO 80125

Dear Jorge Martinez,

This letter confirms our agreement for Assessorly, Co to provide real estate appraisal services to you in connection with the property located at: 9719 TAYLOR RIVER CIR, also known as the "Subject property".

The intended use will be for tax appeal purposes only. No other uses are permitted.

The intended users include: Jorge Martinez and those assigned.

Effective dates of value: Tax cycle 2023-2026

Assessorly Money-Back Guarantee Policy

At Assessorly, we stand behind the accuracy of our technology and the expertise of our consultants. That's why we offer a 100% Money-Back Guarantee on our Full Service Package, which includes:

- Property Tax Report and Valuation Analysis
- Appeal Representation (Agency)

What's Covered

If your appeal does not result in any tax savings for the property tax year(s) covered by the Full Service Package, you may be eligible for a full refund of your service fee.

Eligibility Requirements

To qualify for the guarantee, the following must apply:

- The Assessorly AVM address search tool indicated the tax year was "Overassessed"
- Jorge Martinez purchased the Full Service Package, including representation (Agency)
- Jorge Martinez provided all required documentation and responded to any communication related to the appeal process
- The appeal was submitted within the designated filing deadline for the relevant county
- The assessor or appeals board rendered a decision resulting in no reduction in value or no tax savings for the covered period

How to Request a Refund



If your appeal does not result in savings and you meet the eligibility criteria:

- Email support@assessorly.com within 30 days of your appeal decision
- Include the following:
 - Jorge Martinez and 9719 TAYLOR RIVER CIR
 - Order confirmation number (e.g., 11F086E03977CD5AAD250AFFCF6A1F27)
 - A copy of the final appeal decision
 - If approved, a refund will be issued within 7–10 business days

Exclusions

This guarantee does not apply to:

- Appeals where the AVM tool indicated the tax year was “Fairly Assessed”
- Self-service or report-only packages
- Appeals withdrawn at the request of Jorge Martinez
- Missed deadlines due to inaction on the part of Jorge Martinez
- Tax increases due to unrelated causes (e.g., reassessment following property improvements)

Contingency Pay Policy (Full Service – Contingency)

At Assessorly, we believe in results-driven service. That’s why our Full Service – Contingency product allows you to proceed with no upfront risk. You only pay if your property tax appeal is successful.

Eligibility Requirements

- **\$0 Upfront Cost:** You must provide a valid credit card at the time of engagement. No charges will be made unless your appeal is successful.
- **Agency Agreement:** You must sign a formal Agency Agreement authorizing Assessorly to represent you in both current and prior year tax cycles.
- **Documentation Compliance:** You must provide all required property information and supporting documentation in a timely manner.
- **Responsiveness:** You must respond promptly to communications from Assessorly throughout the appeal process.
- **Timely Submission:** Your appeal must be submitted within the required deadlines established by your local county assessor or Board of Equalization.

Success-Based Billing

If your appeal is successful, Assessorly will charge 30% of the recovered funds to the credit card on file. “Success” is defined as a reduction in the assessed value of your property resulting in a direct tax savings, as confirmed by the county.

If the payment is declined or cannot be processed, Assessorly will immediately contact you to arrange alternate payment.

Full payment is due immediately upon receipt of invoice, in order to avoid interest, penalties, or recovery actions.

Non-Payment & Enforcement

- The client agrees to be responsible for all legal fees and costs incurred by Assessorly in the process of recovering owed funds.



- If communication or payment is not received within 30 days, Assessorly reserves the right to file a mechanic's lien on the subject property under applicable state statutes.

Disclaimers

- The Contingency Fee product does not guarantee a specific outcome or appeal success.
- Assessorly reserves the right to determine which tax cycles will be pursued for appeal, based on internal analysis and the projected minimum recovery amount. Appeals will only be initiated if the potential benefit meets or exceeds our thresholds for filing.
- Failure to meet the eligibility requirements may void your participation in the Contingency Fee program and convert your case to a fee-based service.
- Clients who bypass, duplicate, or obstruct Assessorly's efforts may forfeit eligibility and still be liable for services rendered.

Scope of Work

The objective of this assignment is to develop an opinion of value of the subject property as of the effective dates noted above. The analysis is completed without a physical inspection of the property and relies solely on public records, third-party data/online sources, and information provided by the client or property owner.

The scope of work includes, but is not limited to:

- Identification and analysis of relevant market data
- Review of MLS data, public records, and online sources (e.g., assessor's records, satellite imagery, real estate databases)
- Selection and analysis of three comparable sales within the subject market
- Application of the Sales Comparison Approach, as used by the Assessor's office. Adjustments are market extracted using predictive analytics
- Use of digital mapping and GIS tools for neighborhood and site analysis

Assumptions and Limiting Conditions

- No physical inspection of the property was conducted.
- All data from public sources or the client is assumed to be accurate.
- The property is assumed to be in average condition unless otherwise noted.
- No interior photos or on-site verification of features were conducted.
- No guarantees are made about structural condition, compliance, or hazards.
- No valuation of personal property is included.
- No zoning or permit verification unless specifically requested.
- The resulting report will present a single point of value and summary of analysis.

This report is not an appraisal. The consultant is not acting in the capacity of a licensed appraiser. The purpose of the report is solely to support a real estate tax appeal.

Property Tax Consultant – Agency Agreement

I agree that for the property tax years 2023-2026, in Colorado, as related to the subject property noted above, Assessorly, Co is authorized to act as my agent and consultant before the County Board of Equalization or the State Tax Review Board or other relevant authority.

I authorize Assessorly, Co to submit appeals, file forms, and represent me in all related matters for the referenced assessment years and any prior eligible years.



Agreed by:

Jorge Martinez

Jorge Martinez

9719 TAYLOR RIVER CIR

Sterling Ranch, CO 80125

Attestation

I, the undersigned, Authorized Agent, certify that the statements and information provided in this filing and any attachments are true, correct, and complete to the best of my knowledge and belief. I acknowledge that the Assessor may rely on this information in reviewing the property's assessment. If signing as an Authorized Agent, I affirm that I am duly authorized to act on behalf of the owner for assessment review and appeal purposes.

Authorized Agent Identification

Authorized Agent: Martin Froehlich

Company: Assessorly, Co

Assessor Contact for Questions

By listing a contact below, the Agent authorizes the Assessor to communicate with this contact regarding this filing.

Primary Contact Name: Martin Froehlich

Telephone: (720) 202-9279

Email: martin@assessorly.com





Completed Document Audit Report
Completed with SignWell.com

Title: Assessorly_Engagement_Letter_Template.docx

Document ID: 1b63af6f-57a1-469e-8350-23af15c4fac8




Time Zone: (GMT+00:00) Coordinated Universal Time

Files

Assessorly_Engagement_Letter_Template.docx - 4 pages

Oct 23, 2025 23:34:30 UTC

Activity

 Richard T. Miles IP: 67.229.125.144	created the document via API (support@assessorly.com)	Oct 23, 2025 23:34:30 UTC
 Jorge Martinez IP: 205.170.58.66	first viewed document (support@assessorly.com)	Oct 23, 2025 23:43:19 UTC
 Jorge Martinez IP: 205.170.58.66	signed the document (support@assessorly.com)	Oct 23, 2025 23:43:56 UTC

Brenda Davis

From: Felice Entratter
Sent: Thursday, January 29, 2026 4:30 PM
To: Brenda Davis
Subject: FW: Appeal: 9719 Taylor River Circle
Attachments: 9719 Taylor River Cir signed.pdf

#3

*Felice A Entratter
Douglas County Assessor's Office
Appeals Deputy Assessor
303-663-6212*

From: Assessors <Assessors@douglas.co.us>
Sent: Monday, January 26, 2026 3:36 PM
To: Felice Entratter <fentratter@douglas.co.us>
Cc: Becky Fischer <bfischer@douglas.co.us>
Subject: FW: Appeal: 9719 Taylor River Circle

From: Martin Froehlich <martin.froehlich@assessorly.com>
Sent: Monday, January 26, 2026 3:14 PM
To: Assessors <Assessors@douglas.co.us>
Subject: Re: Appeal: 9719 Taylor River Circle

Caution: This email originated outside the organization. Be cautious with links and attachments.

Please find the attached report for the 2023 -2024 abatement period.
Thank you

On Wed, Dec 31, 2025 at 6:21 PM Martin Froehlich <martin.froehlich@assessorly.com> wrote:

Hi Douglas County Assessor's Office:

Please find the attached appeal report for the property address listed in the subject line.


If you need any additional documentation or a different file format, let me know and I'll provide it right away.

Thank you,

--

Martin Froehlich

CEO | Assessorly

 (720) 202-9279

 martin@assessorly.com

 www.assessorly.com

Fair Taxes. Real Savings.



















Brenda Davis

From: Felice Entratter
Sent: Monday, February 2, 2026 12:53 PM
To: Martin Froehlich
Cc: Becky Fischer; Brenda Davis
Subject: 1150 N Tabor Drive & 9719 Taylor River

Dear Martin,

I wanted to inform you that we cannot accept your request for 2023 abatement appeals on the following submissions:

- A. 1150 N Tabor Drive – R0345989 – The property owners appealed the property in 2023 and received an adjustment at Assessor Protest...they did not take the appeal forward. Given this fact, they no longer have appeal rights for 2023.
- B. 9719 Taylor River – R0496165 - This property was not part of the 12 properties you filed abatement requests for on 12/31/2025. Please see below. We will accept 2024 but not 2023.

 Appeal: 8028 Blue River Rd Outlook item		 Appeal: 7767 Piney River Rd Outlook item		 Appeal: 1150 N Tabor Dr Outlook item	
 Appeal: 9481 WILTSHIRE DR Outlook item		 Appeal: 999 Sparrow Hawk Outlook item		 Appeal: 9834 HILBERTS WAY Outlook item	
 Appeal: 9402 BURGUNDY PL Outlook item		 Appeal: 10016 KINGSTON CT Outlook item			

If you have any questions please feel free to reach out to me.

Regards,
Felice

Felice A Entratter
Douglas County Assessor's Office
Appeals Deputy Assessor
303-663-6212

Transmittal Sheet for Abatement #: 202600048

Abatement #	202600048	Staff Appraiser	DAK
Tax Year	2024	Review Appraiser	BAF
Date Received	12/31/2025	Recommendation	Deny
Petitioner	JORGE MARTINEZ & CHRISTINE L STEELE MARTINEZ	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	ASSESSORLY CO		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$655,000	Assessor Final Review Value	\$703,720

The subject is an average quality 2-story home built in 2018 and located at 9719 Taylor River Circle, Littleton. The Petitioner's agent is appealing the 2024 valuation and requesting a value of \$655,000. The agent has provided three comparable sales for consideration. All three have been included on the final sales grid. The six comparable sales used are all average quality, 2-story homes in the immediate neighborhood and are of similar age. They bracket the subject in GLA and basement square footage. The adjusted comparable sales have a range of indicated value from approximately \$694,000 to \$791,000. The subject's 2024 value of \$703,720 is at the lower end of the range of adjusted comparable sale prices. There is no recommendation for an adjustment to the 2024 tax year value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0496165	1112	3559	\$95,329	\$0	\$95,329	6.700%	\$6,390	17.8566%	\$1,141.04
	1212	3559	\$608,391	(\$55,000)	\$553,391	6.700%	\$37,080	17.8566%	\$6,621.23
Account Total:			\$703,720	(\$55,000)	\$648,720		\$43,470		\$7,762.27

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0496165	1112	3559	\$95,329	\$0	\$95,329	6.700%	\$6,390	17.8566%	\$1,141.04
	1212	3559	\$608,391	(\$55,000)	\$553,391	6.700%	\$37,080	17.8566%	\$6,621.23
Account Total:			\$703,720	(\$55,000)	\$648,720		\$43,470		\$7,762.27

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
R0496165	\$703,720	\$43,470	\$7,762.27	\$703,720	\$43,470	\$7,762.27	\$0.00
Totals	\$703,720	\$43,470	\$7,762.27	\$703,720	\$43,470	\$7,762.27	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0496165	SB-001 Residential 55k Exemption	(\$55,000)

202600048-2024

Petition For Abatement Or Refund Of Taxes

County: Douglas County

Date Received

(Use Assessor's or Commissioners' Date Stamp)

Received

Section I: Petitioner, please complete Section I only.

Date: 12/31/2025

DEC 31 2025

Petitioner's Name: Jorge Martinez

Douglas County Assessor's Office

Petitioner's Mailing Address: 9719 TAYLOR RIVER CIR Sterling Ranch CO80125

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

222930112021

9719 TAYLOR RIVER CIR Sterling Ranch, CO, 80125

ROYALBBS

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: \$655,000 (2023) and \$655,000 (2024)

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

Email

By Assessorly, Co.

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

Table with 7 columns: Actual, Value Adjustment, Adjusted Actual, Assessment Rate, Assessed Value, Mill Levy, Tax. Rows: Original, Corrected, Abate/Refund.

Tax Year

Table with 7 columns: Actual, Value Adjustment, Adjusted Actual, Assessment Rate, Assessed Value, Mill Levy, Tax. Rows: 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: 2024 Protest? [X] 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):

A See Transmittal

Julie Enratter

Assessor's or Deputy Assessor's Signature

per the Agent 2/2/26 BUD



TOBY DAMISCH

DOUGLAS COUNTY ASSESSOR'S OFFICE

VALUATION SUMMARY

**OF
RESIDENTIAL IMPROVED PROPERTY**

**FOR
Douglas County Board of County Commissioners**

**JORGE MARTINEZ & CHRISTINE L STEELE MARTINEZ
PETITIONER**

Vs.

**DOUGLAS COUNTY ASSESSOR'S OFFICE
RESPONDENT**

Parcel Number: 2229-301-12-021

Schedule Number: R0496165

Appeal Number: 202600048

Appraisal Date: June 30, 2022

Assessment Date: January 1, 2024

Report Date: 2/10/2026

2024 NOV Value: \$703,720

Indicated Value: \$703,720

SUBJECT:

Indicated Value:

\$703,720

Account Number:

R0496165

Address:

9719 TAYLOR RIVER CIR

LITTLETON, CO 80125



Parcel Number:

2229-301-12-021

Zoning:

PD

Subdivision:

STERLING RANCH

Year Built:

2018

Adjusted Year Built:

2018

Building SF:

2,053

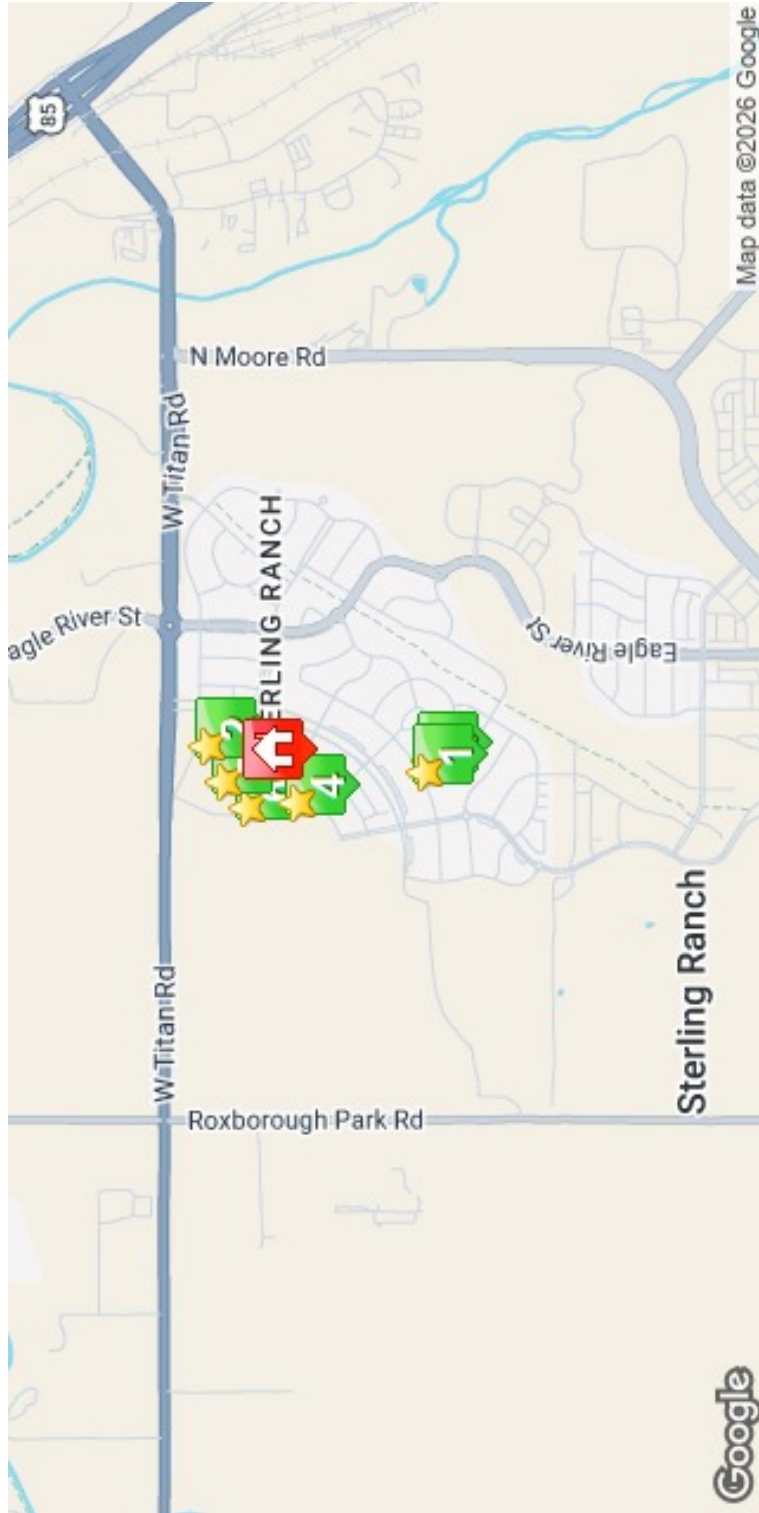
Land SF:

4,792

The subject is an average quality 2-story home built in 2018 and located at 9719 Taylor River Cr, Littleton. The Petitioner's agent is appealing the 2024 valuation and requesting a value of \$655,000. The agent has provided three comparable sales for consideration. All three have been included on the final sales grid. The six comparable sales used are all average quality, 2-story homes in the immediate neighborhood and are of similar age. They bracket the subject in GLA and basement square footage. The adjusted comparable sales have a range of indicated value from approximately \$694,000 to \$791,000. The subject's 2024 value of \$703,720 is at the lower end of the range of adjusted comparable sale prices. There is no recommendation for an adjustment to the 2024 tax year value.

9719 TAYLOR RIVER CIR

R0496165

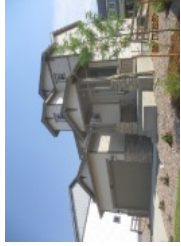


Subject



Address 9719 TAYLOR RIVER CIR
ID R0496165
TASP / Date \$598,220 / 10/22/2018

Distance -



Address 8285 GARDEN CITY AVE
ID R0491805
TASP / Date \$740,578 / 08/13/2020

Distance 1,727 ft



Address 9791 TAYLOR RIVER CIR
ID R0496142
TASP / Date \$811,346 / 05/20/2022

Distance 538 ft



Address 8261 GARDEN CITY AVE
ID R0491803
TASP / Date \$799,653 / 09/25/2020

Distance 1,788 ft

Grid Estimate:

N/A
 (None)
 Min: \$693,725
 Max: \$790,796

Sale Price	\$594,200	\$0	\$0	\$0
Adjusted Age	6	2	4	2
Year Built	2018	2020	2018	2020
Style	2 Story	2 Story	2 Story	2 Story
Unit Type	N/A	N/A	N/A	N/A
Quality	Average	Average	Average	Average
Residential SF	2,053	2,000	2,145	2,256
Garage SF	580	500	473	489
Bsmnt SF	1,080	941	1,044	1,101
Basement Fin SF	0	0	0	0
Walkout	N/A	0	0	0
Garden Lvl	N/A	0	0	0
Fireplaces	1	1	0	1
HVAC	Central Air to Air	Central Air to Air	Central Air to Air	Central Air to Air
Land SF	4,792	6,621	5,358	6,621
Land Use Code	168669	108549	98659	108549
Market Land Value	\$168,669	\$195,127	\$175,519	\$195,127
Outbuilding Value	0	0	0	0
2 Mth Reduc	N/A	N/A	N/A	N/A
Total Adjustment		Net:-5% Gross:7% \$-35,758	Net:-3% Gross:6% \$-20,550	Net:-9% Gross:10% \$-70,458
Adjusted Sale Price		\$ 704,820	\$ 790,796	\$ 729,195

Subject

Grid Estimate:

N/A
(None)
Min: \$693,725
Max: \$790,796



Address 9719 TAYLOR RIVER CIR
ID R0496165
TASP / Date \$598,220 / 10/22/2018

Distance -



Address 9633 TAYLOR RIVER CIR
ID R0496189
TASP / Date \$844,750 / 01/17/2022

Distance 564 ft



Address 9763 BENNETT PEAK ST
ID R0496366
TASP / Date \$676,844 / 03/31/2022

Distance 350 ft



Address 9742 MEEKER ST
ID R0496390
TASP / Date \$672,100 / 04/05/2022

Distance 409 ft

Sale Price	\$594,200	\$775,000	\$0	\$0	\$645,000	\$0	\$650,000	\$0
Adjusted Age	6	3	\$0	\$0	4	\$0	3	\$0
Year Built	2018	2019	\$0	\$0	2018	\$0	2019	\$0
Style	2 Story	2 Story	\$0	\$0	2 Story	\$0	2 Story	\$0
Unit Type	N/A	N/A	\$0	\$0	N/A	\$0	N/A	\$0
Quality	Average	Average	\$0	\$0	Average	\$0	Average	\$0
Residential SF	2,053	2,114	\$0	\$0	2,168	\$-15,500	2,367	\$-42,400
Garage SF	580	473	\$5,000	\$0	400	\$8,500	410	\$8,000
Bsmnt SF	1,080	1,044	\$0	\$0	0	\$46,400	0	\$46,400
Basement Fin SF	0	940	\$-57,300	\$0	0	\$0	0	\$0
Walkout	N/A	0	\$0	\$0	0	\$0	0	\$0
Garden Lvl	N/A	0	\$0	\$0	0	\$0	0	\$0
Fireplaces	1	0	\$8,000	\$0	0	\$8,000	0	\$8,000
HVAC	Central Air to Air	Central Air to Air	\$0	\$0	Central Air to Air	\$0	Central Air to Air	\$0
Land SF	4,792	4,617	\$0	\$0	2,875	\$0	2,875	\$0
Land Use Code	168669	94250	\$0	\$0	83156	\$0	83996	\$0
Market Land Value	\$168,669	\$166,457	\$2,212	\$0	\$143,495	\$25,174	\$144,944	\$23,725
Outbuilding Value	0	0	\$0	\$0	0	\$0	0	\$0
2 Mth Reduc	N/A	N/A	\$-27,900	\$0	N/A	\$-21,900	N/A	\$-22,100
Total Adjustment		Net:-8% Gross:12% \$-69,988	\$774,762	\$0	Net:7% Gross:19% \$50,674	\$727,518	Net:3% Gross:22% \$21,625	\$693,725
Adjusted Sale Price								

Comp #2	\$790,796	Petitioner Comp
Comp #4	\$774,762	Petitioner Comp
Comp #3	\$729,195	Petitioner Comp
Comp #5	\$727,518	Petitioner Comp
Comp #1	\$704,820	Petitioner Comp
Comp #6	\$693,725	Petitioner Comp

Subject NOV \$703,720

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Gary Smith

Agent: Martin Froehlich

Parcel No.: R0345989

Abatement Number: 202600049

Assessor's Original Value: \$686,000

Hearing Date: March 18, 2026

Hearing Time: 1:30 p.m.

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

3. Assessor's Recommended Value: \$686,000 (No change)

Petitioner's Requested Value: \$625,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner submitted three comparable sales and adjusted for factors such as market conditions, location impact, number of bedrooms and bathrooms, gross living area (GLA), and basement finish. The resulting adjusted values ranged from \$619,100 to \$637,600, leading him to request a value reduction to \$625,000.

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) – Single family residential

Total Actual Value: \$686,000 (No change)

Reasons are as follows: The adjusted values determined by the assessor ranged from \$630,835 to \$784,924, with a final assigned value of \$686,000. It was noted that the property underwent an appeal in 2023, resulting in the original valuation of \$700,695 being reduced to \$686,000 after review. Since the property's value was appealed in 2023 and a notice of determination was issued for \$686,000, both the 2023 and 2024 valuations must remain consistent. Consequently, 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

3/18/2026
Date

Abatement Log No. 202600049

202600049-2024

Petition For Abatement Or Refund Of Taxes

County: Douglas County

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

Section I: Petitioner, please complete Section I only.

Date: 1/26/2026
Month Day Year

Petitioner's Name: Gary Smith

Petitioner's Mailing Address: 1150 N TABOR DR Castle Rock CO 80104

received
DEC 31 2025
Douglas County
Assessor's Office

City or Town _____ State _____ Zip Code _____

SCHEDULE OR PARCEL NUMBER(S) _____ PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY _____
250705401040 1150 N TABOR DR Castle Rock, CO, 80104

R0345989

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: \$ ~~625,000.00~~ (~~2023~~) and \$ 625,000.00 (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 _____ Email _____

By Assessorly, Co.
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 _____	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	_____	_____	_____	_____	_____	_____	_____

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

per FAX
Email to
Agent
2/2/26
BUD

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 _____	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 _____	_____	_____	_____	_____	_____	_____

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
_____	_____	_____	_____	_____	_____

I, _____, Chairperson of the Board of County Commissioners' Signature
 _____, 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



Property Tax Appeal Report (2023–2024 Abatement)

PREPARED BY ASSESSORLY, CO.

Prepared for: Gary Smith

Subject Property: 1150 N TABOR DR, Castle Rock, CO, 80104

Prepared by: Assessorly, Co.

Assessorly, Co. — Client Services Team



support@assessorly.com
+1 (303) 501-8081 Ext: 800
PO Box 180, Littleton, CO 80120

Purpose Statement

This valuation report has been prepared exclusively for the purpose of appealing the assessed value of the subject property. It is not intended for any other use. The intended user of this report is the client: Gary Smith



2. GENERAL INFORMATION

CHARACTERISTIC	DETAILS
APN / Account No.	250705401040
Legal Description	LOT 5 BLK 10 THE VILLAGES AT CASTLE ROCK FOUNDERS VILLAGE #9 0.187 AM/L
Property Type	Single Family Residential
Site Size	0.187 ac (8,145.72 sf)
Gross Living Area (GLA)	2,754 sf
Basement (gross/finished)	908 sf / 0 sf
Garage Count / Size	640
Year Built	2001
Condition	C3
Bedrooms / Bathrooms	3 / 2
Assessor's Actual Value (current cycle)	\$686,000.00

The subject property is a single family residential situated at 1150 N TABOR DR, Castle Rock, CO, 80104. Constructed in 2001, the residence provides 2,754 sf of above-grade living area across 3 / 2 bedrooms and bathrooms. The parcel encompasses 0.187 ac (8,145.72 sf), offering a functional site for the improvements within the surrounding neighborhood.

Neighborhood influences reflect marketing exposure consistent with the Douglas assessment area. Comparable research focused on arms-length transfers recorded between 1/1/2021 and 6/30/2022. Selected transactions are located within an average distance of 0.12 miles, ensuring that market-derived adjustments represent local buyer preferences.

3. VALUATION SUMMARY

METRIC	VALUE
Assessor's Value	\$686,000.00
Concluded Value	\$625,000.00

Market testing indicates the assessor's current opinion of value overstates probable buyer behavior. Regression-supported comparables yield a reconciled indication below the assessor's figure, signaling an opportunity for relief through the formal appeals process.

Based on our analysis, the supported market value as of June 30, 2022, is \$625,000.00, indicating a potential overassessment of \$61,000.

Assessorly, Co. — Confidential Tax Appeal Materials



4. SALES COMPARISON APPROACH

CHARACTERISTIC	SUBJECT	COMP 1	COMP 2	COMP 3
Sale Price	N/A	\$710,000.00	\$630,000.00	\$685,000.00
Date of Sale	—	03/08/2022	06/28/2022	05/31/2022
Market Condition \$0.00		+\$21,300.00		
Address	1150 N TABOR DR, Castle Rock, CO, 80104	1466 N MONUMENT CIR, Castle Rock, CO, 80104	1274 N TABOR DR, Castle Rock, CO, 80104	1290 N TABOR DR, Castle Rock, CO, 80104
Location Impact	B / OpnSpce	N / Res	B / OpnSpce	B / OpnSpce
—	—	+\$21,000.00	—	
Site Size	0.187 ac (\$0.00/sf (\$0.00/ac))	0.200 ac (8,712 sf)	0.214 ac (9,321.84 sf)	0.177 ac (7,710.12 sf)
Quality	Average	Average	Average	Average
—		—	—	—
Condition	C3	C3	C3	C2
—		—	—	-\$56,000.00
Year Built	2001	2002	2002	2002
—		\$0.00	\$0.00	\$0.00
Bed/Bath	3 / 2	4 / 4	4 / 3	4 / 3
Bed — Bath —		-\$12,000.00	-\$6,000.00	-\$6,000.00
GLA	2,754 sf	2,834 sf	2,618 sf	2,793 sf
\$100.00		-\$8,000.00	+\$13,600.00	-\$3,900.00
Basement Finish				
Finished \$75.00	908 sf / 0 sf	1,435 sf / 1,364 sf	935 sf / 0 sf	1,115 sf / 0 sf
Unfinished —		-\$102,300.00	\$0.00	\$0.00
Garage	3	3	3	3
—		\$0.00	\$0.00	\$0.00
Custom Row 1	Subject value	Comp 1 value	Comp 2 value	Comp 3 value
		Adjustment —	Adjustment —	Adjustment —
Adjusted Sale Price	—	\$630,000.00	\$637,600.00	\$619,100.00
Net Adjustment	—	\$0.00	\$0.00	\$0.00

Comparable sales were vetted for recency, proximity, and physical similarity. Emphasis was placed on closed transactions featuring similar gross living areas, finished basements, and garage utility to mirror the subject's contributory amenities. Where data gaps existed, secondary sources such as MLS and third party sources

(Zillow/Redfin/Realtor) were used to extract condition.

Adjustments were supported by regression-derived coefficients for market conditions, GLA, and below-grade finish. Time adjustments were trended to the June 30, 2022 date of value. Market conditions were cross-checked using the regression trend, a local sale/resale example (6630 Groveton Ave, Castle Rock yielded .8%/month), and the FHFA all-transactions index for Douglas County. Based on this review, a 1.0% per month market conditions rate was applied.

After adjustments, Sales 1 and 3 provides the most reliable indication of value due to its strong similarity to the subject. Sale 2 further supports the conclusion. The concluded value is supported by the adjusted indications of the most comparable sales, selected for similarity in location, GLA, finished basement, and bed/bath configuration. Sales were taken from the appropriate period and adjusted using market-extracted coefficients for market conditions, GLA, finished basement, baths, and garage; the resulting indications support the opinion that the assessor's value is above market evidence.

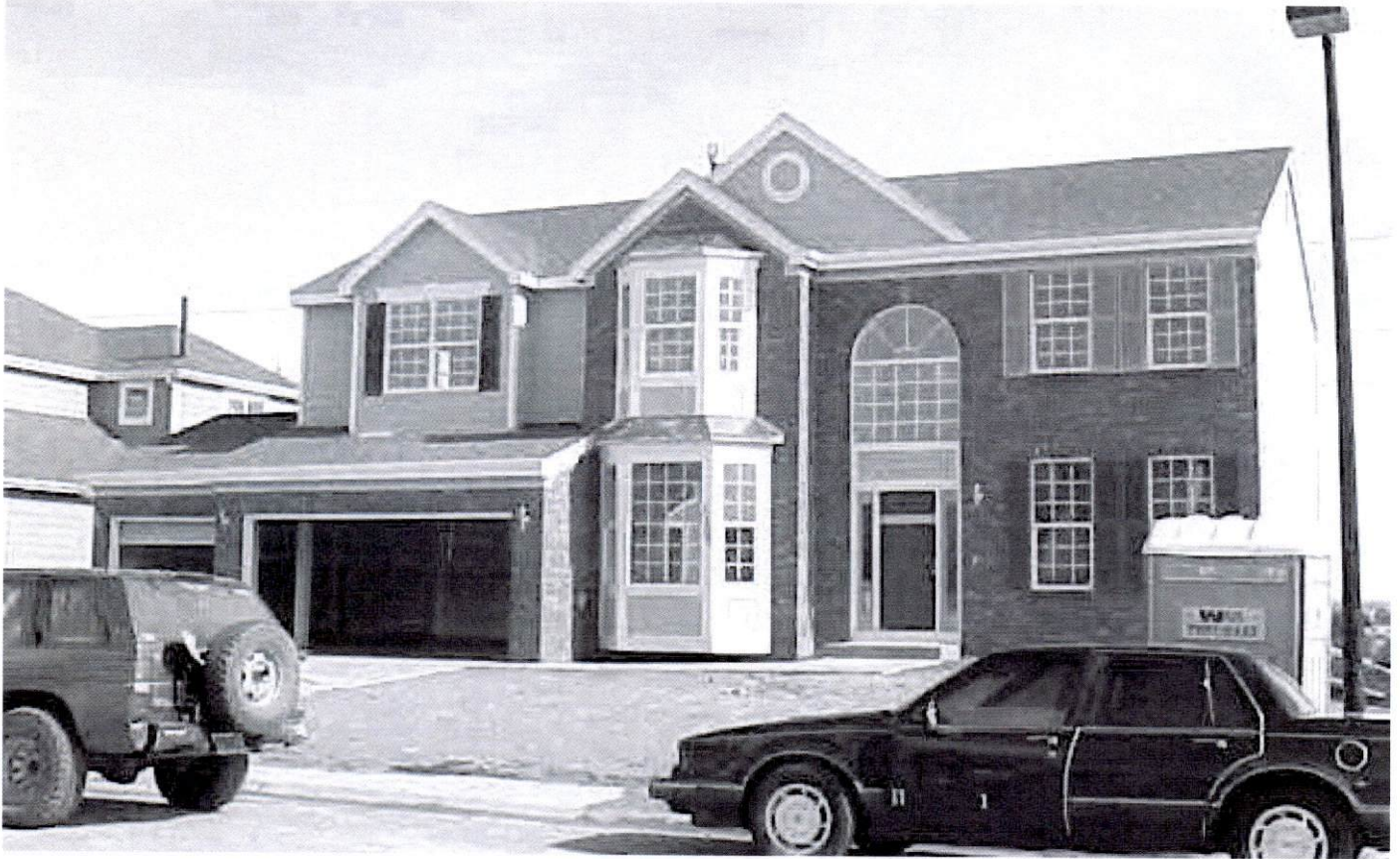
 *Douglas Count HPI*

Assessorly, Co. — Confidential Tax Appeal Materials



5. COMPARABLE PHOTOS AND MAP SECTION

SUBJECT PROPERTY



1466 N MONUMENT CIR, Castle Rock, CO, 80104
Sale Price: \$499,900.00



1274 N TABOR DR, Castle Rock, CO, 80104
Sale Price: \$1,268,800.00



1290 N TABOR DR, Castle Rock, CO, 80104
Sale Price: \$685,000.00



Assessorly, Co. — Confidential Tax Appeal Materials



6. QUALITY ASSURANCE & DISCLAIMERS

This automated valuation model (AVM) blends Assessorly's regression engine with curated comparable sales to benchmark the subject property. Every metric above has been programmatically generated and reviewed by Assessorly's QA specialists—no formal appraiser opinion or manual valuation adjustments are part of this deliverable.

- Property characteristics and imagery originate from local assessor records, MLS feeds, and Assessorly data assets.
- QA validates address matching, sale date alignment, and feature normalization before release.
- Use this report to monitor market positioning, screen tax assessments, or support pre-appeal diligence.

This report is not an appraisal and should not be relied upon as a substitute for a certified appraisal when one is required by statute, lending policy, or legal proceedings. All analytics are subject to data availability and may change as new transactions record.

7. APPENDIX

DATA SOURCES

- Multiple Listing Service (MLS) closed sale records
- Douglas Assessor and Treasurer public records
- Federal Housing Finance Agency (FHFA) House Price Index
- County and municipal GIS mapping services
- Assessorly proprietary regression database

METHODOLOGY NOTES

The regression summary supporting the concluded value incorporates market-calibrated coefficients for site size, effective age, living area, and basement finish. Supplemental sensitivity testing confirmed stability across cross-validation folds with R^2 of 0.15864 and CV R^2 of -5.59637. Mean absolute error measured 95143.60 with an RMSE of 153628.09, indicating tight model fit across the dataset.

8. DISCLAIMER AND LIMITING CONDITIONS

This Property Tax Appeal Report is a non-appraisal valuation product prepared solely for the client identified herein and for submission to assessment appeal authorities. The analyses, opinions, and conclusions expressed are limited to the purpose of contesting the assessed value of the subject property for the 2023–2024 cycle and may not be relied upon by any other party or for any other purpose.

The report does not conform to the Uniform Standards of Professional Appraisal Practice (USPAP) and shall not be represented as an appraisal. Intended users are limited to the property owner, their authorized representatives, and the reviewing bodies of the Douglas Assessor. Use by lenders, investors, or other third parties is expressly prohibited.

Analyses are based on public records, MLS data, GIS mapping, and statistical modeling believed to be reliable; however, Assessorly, Co. makes no warranties regarding the accuracy or completeness of third-party data. All opinions are subject to extraordinary assumptions that the supplied information is correct. Liability for any errors or omissions is expressly disclaimed, and no guarantee of appeal success or tax reduction is provided.

The scope of this engagement was limited to desktop review of available data, statistical modeling, and preparation of this written report. Physical inspection of the interior was not performed unless otherwise stated. Comparable selection prioritized arms-length transactions within the specified sales window, and valuation relied on a sales comparison approach supported by regression analytics.

SCOPE OF WORK STATEMENT

- **Data Collection:** Compiled assessor records, MLS reports, FHFA trends, and GIS measurements for the subject and market area.
- **Comparable Selection:** Screened residential transfers by date, proximity, building style, and condition; excluded distressed or non-arm's-length transactions.
- **Valuation Methods:** Applied sales comparison with market-derived adjustments and reconciled with regression outputs to conclude the indicated value.
- **Property Observation:** Desktop review of aerial imagery, assessor sketches, and available photography; no interior inspection completed.

Engagement for Tax Appeal Consulting Services

As of 2025-11-03

Consultant:

Assessorly, Co

Denver, CO 80120

Info@assessorly.com

Client:

Gary Smith

1150 N TABOR DR

Castle Rock, CO 80104

Dear Gary Smith,

This letter confirms our agreement for Assessorly, Co to provide real estate appraisal services to you in connection with the property located at: 1150 N TABOR DR, also known as the "Subject property".

The intended use will be for tax appeal purposes only. No other uses are permitted.

The intended users include: Gary Smith and those assigned.

Effective dates of value: Tax cycle 2025-2026

Assessorly Money-Back Guarantee Policy

At Assessorly, we stand behind the accuracy of our technology and the expertise of our consultants. That's why we offer a 100% Money-Back Guarantee on our Full Service Package, which includes:

- Property Tax Report and Valuation Analysis
- Appeal Representation (Agency)

What's Covered

If your appeal does not result in any tax savings for the property tax year(s) covered by the Full Service Package, you may be eligible for a full refund of your service fee.

Eligibility Requirements

To qualify for the guarantee, the following must apply:

- The Assessorly AVM address search tool indicated the tax year was "Overassessed"
- Gary Smith purchased the Full Service Package, including representation (Agency)
- Gary Smith provided all required documentation and responded to any communication related to the appeal process
- The appeal was submitted within the designated filing deadline for the relevant county
- The assessor or appeals board rendered a decision resulting in no reduction in value or no tax savings for the covered period

How to Request a Refund



If your appeal does not result in savings and you meet the eligibility criteria:

- Email support@assessorly.com within 30 days of your appeal decision
- Include the following:
 - Gary Smith and 1150 N TABOR DR
 - Order confirmation number (e.g., 11F0B8D205A49130AD250AFFCF6A1F27)
 - A copy of the final appeal decision
 - If approved, a refund will be issued within 7–10 business days

Exclusions

This guarantee does not apply to:

- Appeals where the AVM tool indicated the tax year was "Fairly Assessed"
- Self-service or report-only packages
- Appeals withdrawn at the request of Gary Smith
- Missed deadlines due to inaction on the part of Gary Smith
- Tax increases due to unrelated causes (e.g., reassessment following property improvements)

Contingency Pay Policy (Full Service – Contingency)

At Assessorly, we believe in results-driven service. That's why our Full Service – Contingency product allows you to proceed with no upfront risk. You only pay if your property tax appeal is successful.

Eligibility Requirements

- \$0 Upfront Cost: You must provide a valid credit card at the time of engagement. No charges will be made unless your appeal is successful.
- Agency Agreement: You must sign a formal Agency Agreement authorizing Assessorly to represent you in both current and prior year tax cycles.
- Documentation Compliance: You must provide all required property information and supporting documentation in a timely manner.
- Responsiveness: You must respond promptly to communications from Assessorly throughout the appeal process.
- Timely Submission: Your appeal must be submitted within the required deadlines established by your local county assessor or Board of Equalization.

Success-Based Billing

If your appeal is successful, Assessorly will charge 30% of the recovered funds to the credit card on file. "Success" is defined as a reduction in the assessed value of your property resulting in a direct tax savings, as confirmed by the county.

If the payment is declined or cannot be processed, Assessorly will immediately contact you to arrange alternate payment.

Full payment is due immediately upon receipt of invoice, in order to avoid interest, penalties, or recovery actions.

Non-Payment & Enforcement

- The client agrees to be responsible for all legal fees and costs incurred by Assessorly in the process of recovering owed funds.



- If communication or payment is not received within 30 days, Assessorly reserves the right to file a mechanic's lien on the subject property under applicable state statutes.

Disclaimers

- The Contingency Fee product does not guarantee a specific outcome or appeal success.
- Assessorly reserves the right to determine which tax cycles will be pursued for appeal, based on internal analysis and the projected minimum recovery amount. Appeals will only be initiated if the potential benefit meets or exceeds our thresholds for filing.
- Failure to meet the eligibility requirements may void your participation in the Contingency Fee program and convert your case to a fee-based service.
- Clients who bypass, duplicate, or obstruct Assessorly's efforts may forfeit eligibility and still be liable for services rendered.

Scope of Work

The objective of this assignment is to develop an opinion of value of the subject property as of the effective dates noted above. The analysis is completed without a physical inspection of the property and relies solely on public records, third-party data/online sources, and information provided by the client or property owner.

The scope of work includes, but is not limited to:

- Identification and analysis of relevant market data
- Review of MLS data, public records, and online sources (e.g., assessor's records, satellite imagery, real estate databases)
- Selection and analysis of three comparable sales within the subject market
- Application of the Sales Comparison Approach, as used by the Assessor's office. Adjustments are market extracted using predictive analytics
- Use of digital mapping and GIS tools for neighborhood and site analysis

Assumptions and Limiting Conditions

- No physical inspection of the property was conducted.
- All data from public sources or the client is assumed to be accurate.
- The property is assumed to be in average condition unless otherwise noted.
- No interior photos or on-site verification of features were conducted.
- No guarantees are made about structural condition, compliance, or hazards.
- No valuation of personal property is included.
- No zoning or permit verification unless specifically requested.
- The resulting report will present a single point of value and summary of analysis.

This report is not an appraisal. The consultant is not acting in the capacity of a licensed appraiser. The purpose of the report is solely to support a real estate tax appeal.

Property Tax Consultant – Agency Agreement

I agree that for the property tax years 2025-2026, in Colorado, as related to the subject property noted above, Assessorly, Co is authorized to act as my agent and consultant before the County Board of Equalization or the State Tax Review Board or other relevant authority.

I authorize Assessorly, Co to submit appeals, file forms, and represent me in all related matters for the referenced assessment years and any prior eligible years.



Agreed by:

Gary Smith

Gary Smith

1150 N TABOR DR

Castle Rock, CO 80104

Attestation

I, the undersigned, Authorized Agent, certify that the statements and information provided in this filing and any attachments are true, correct, and complete to the best of my knowledge and belief. I acknowledge that the Assessor may rely on this information in reviewing the property's assessment. If signing as an Authorized Agent, I affirm that I am duly authorized to act on behalf of the owner for assessment review and appeal purposes.

Authorized Agent Identification

Authorized Agent: Martin Froehlich

Company: Assessorly, Co

Assessor Contact for Questions

By listing a contact below, the Agent authorizes the Assessor to communicate with this contact regarding this filing.

Primary Contact Name: Martin Froehlich

Telephone: (720) 202-9279

Email: martin@assessorly.com





Completed Document Audit Report

Completed with SignWell.com

Title: Assessorly_Engagement_Letter_Template.docx

Document ID: 96c8eddb-d8fa-4bd6-9067-512cf37665bc




Time Zone: (GMT+00:00) Coordinated Universal Time

Files

Assessorly_Engagement_Letter_Template.docx - 4 pages

Nov 03, 2025 16:27:42 UTC

Activity

 Richard T. Miles IP: 52.4.217.237	created the document via API (support@assessorly.com)	Nov 03, 2025 16:27:43 UTC
 Gary Smith IP: 50.169.165.178	first viewed document (support@assessorly.com)	Nov 03, 2025 16:28:03 UTC
 Gary Smith IP: 50.169.165.178	signed the document (support@assessorly.com)	Nov 03, 2025 16:34:43 UTC

On Wed, Dec 31, 2025 at 6:25 PM Martin Froehlich <martin.froehlich@assessorly.com> wrote:

Hi Douglas County Assessor's Office:

Please find the attached appeal report for the property address listed in the subject line.


If you need any additional documentation, let me know and I'll provide it right away.

Thank you,

--

Martin Froehlich

CEO | Assessorly

 (720) 202-9279

 martin@assessorly.com

 www.assessorly.com

Fair Taxes. Real Savings.

 Assessorly

















Brenda Davis

From: Felice Entratter
Sent: Monday, February 2, 2026 12:53 PM
To: Martin Froehlich
Cc: Becky Fischer; Brenda Davis
Subject: 1150 N Tabor Drive & 9719 Taylor River

Dear Martin,

I wanted to inform you that we cannot accept your request for 2023 abatement appeals on the following submissions:

- A. 1150 N Tabor Drive – R0345989 – The property owners appealed the property in 2023 and received an adjustment at Assessor Protest...they did not take the appeal forward. Given this fact, they no longer have appeal rights for 2023.
- B. 9719 Taylor River – R0496165 - This property was not part of the 12 properties you filed abatement requests for on 12/31/2025. Please see below. We will accept 2024 but not 2023.

 Appeal: 8028 Blue River Rd Outlook item		 Appeal: 7767 Piney River Rd Outlook item		 Appeal: 1150 N Tabor Dr Outlook item	
 Appeal: 9481 WILTSHIRE DR Outlook item		 Appeal: 999 Sparrow Hawk Outlook item		 Appeal: 9834 HILBERTS WAY Outlook item	
 Appeal: 9402 BURGUNDY PL		 Appeal: 10016 KINGSTON CT			

If you have any questions please feel free to reach out to me.

Regards,
Felice

Felice A Entratter
Douglas County Assessor's Office
Appeals Deputy Assessor
303-663-6212

Transmittal Sheet for Abatement #: 202600049

Abatement #	202600049	Staff Appraiser	DAK
Tax Year	2024	Review Appraiser	BAF
Date Received	12/31/2025	Recommendation	Deny
Petitioner	GARY S SMITH & ERIN E SMITH	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	ASSESSORLY CO		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$625,000	Assessor Final Review Value	\$686,000

The subject is an average quality 2-story home built in 2001 and located at 1150 N Tabor Drive, Castle Rock. The Petitioner's agent is appealing the 2024 valuation and requesting a value of \$625,000. The agent has provided three comparable sales for consideration. Two have been included on the final sales grid. The six comparable sales used are all average quality, 2-story homes in the immediate neighborhood and are of similar age. They bracket the subject in GLA and basement square footage. The adjusted comparable sales have a range of indicated value from approximately \$631,000 to \$785,000. The subject's 2024 value of \$686,000 is within the range of adjusted comparable sale prices. There is no recommendation for an adjustment to the 2024 tax year value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0345989	1112	1180	\$140,012	\$0	\$140,012	6.700%	\$9,380	16.4271%	\$1,540.86
	1212	1180	\$545,988	(\$55,000)	\$490,988	6.700%	\$32,900	16.4271%	\$5,404.52
Account Total:			\$686,000	(\$55,000)	\$631,000		\$42,280		\$6,945.38

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0345989	1112	1180	\$140,012	\$0	\$140,012	6.700%	\$9,380	16.4271%	\$1,540.86
	1212	1180	\$545,988	(\$55,000)	\$490,988	6.700%	\$32,900	16.4271%	\$5,404.52
Account Total:			\$686,000	(\$55,000)	\$631,000		\$42,280		\$6,945.38

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
R0345989	\$686,000	\$42,280	\$6,945.38	\$686,000	\$42,280	\$6,945.38	\$0.00
Totals	\$686,000	\$42,280	\$6,945.38	\$686,000	\$42,280	\$6,945.38	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0345989	SB-001 Residential 55k Exemption	(\$55,000)

202600049-2024

Petition For Abatement Or Refund Of Taxes

County: Douglas County

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

received DEC 31 2025 Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 1/26/2026

Petitioner's Name: Gary Smith
Petitioner's Mailing Address: 1150 N TABOR DR Castle Rock CO 80104

City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
250705401040 1150 N TABOR DR Castle Rock, CO, 80104

R0345989

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: \$625,000.00 (2023) and \$625,000.00 (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 Email

By Assessorly, Co. 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)

Table with 7 columns: Tax Year, Actual, Value Adjustment, Adjusted Actual, Assessment Rate, Assessed Value, Mill Levy, Tax. Includes rows for Original, Corrected, and Abate/Refund for two tax years.

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: 2024 Protest? [X] 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):

See Transmittal

Julie Everette Assessor's or Deputy Assessor's Signature

per FAE Email to Agent 2/2/26 BU



TOBY DAMISCH

DOUGLAS COUNTY ASSESSOR'S OFFICE

VALUATION SUMMARY

OF

RESIDENTIAL IMPROVED PROPERTY

FOR

Douglas County Board of County Commissioners

GARY S SMITH & ERIN E SMITH

PETITIONER

Vs.

DOUGLAS COUNTY ASSESSOR'S OFFICE

RESPONDENT

Parcel Number: 2507-054-01-040

Schedule Number: R0345989

Appeal Number: 202600049

Appraisal Date: June 30, 2022

Assessment Date: January 1, 2024

Report Date: 2/10/2026

2024 NOV Value: \$686,000

Indicated Value: \$686,000

SUBJECT:

Indicated Value: \$686,000

Account Number: R0345989

Address:

1150 N TABOR DR

CASTLE ROCK, CO 801040000



Parcel Number: 2507-054-01-040

Zoning:

Subdivision: FOUNDERS VILLAGE

Year Built: 2001

Adjusted Year Built: 2001

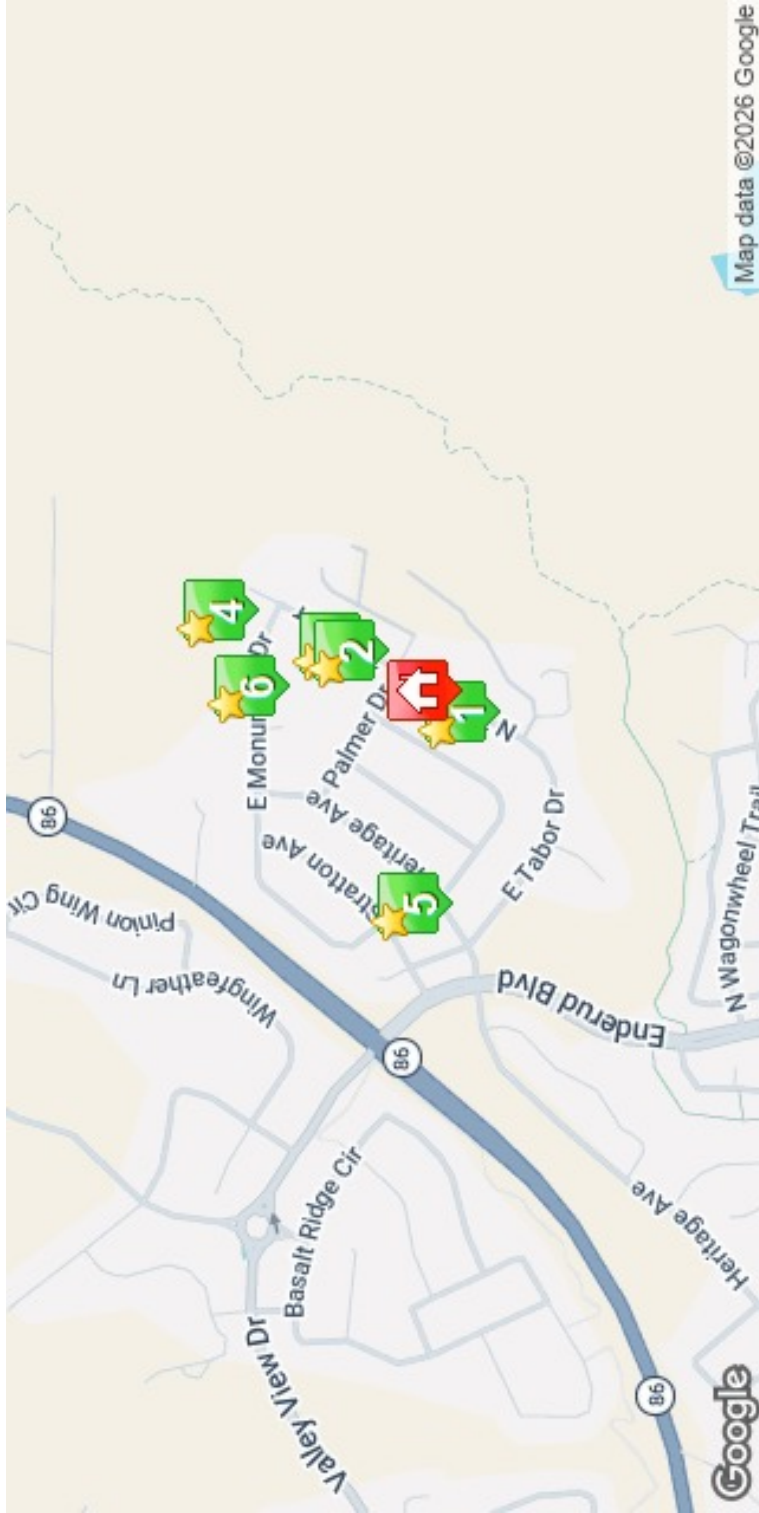
Building SF: 2,754

Land SF: 8,146

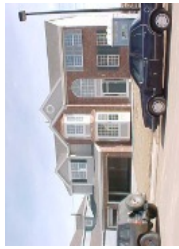
The subject is an average quality 2-story home built in 2001 and located at 1150 N Tabor Dr, Castle Rock. The Petitioner's agent is appealing the 2024 valuation and requesting a value of \$625,000. The agent has provided three comparable sales for consideration. Two have been included on the final sales grid. The six comparable sales used are all average quality, 2-story homes in the immediate neighborhood and are of similar age. They bracket the subject in GLA and basement square footage. The adjusted comparable sales have a range of indicated value from approximately \$631,000 to \$785,000. The subject's 2024 value of \$686,000 is within the range of adjusted comparable sale prices. There is no recommendation for an adjustment to the 2024 tax year value.

1150 N TABOR DR

R0345989



Subject



Address 1150 N TABOR DR
 ID R0345989
 TASP / Date **\$295,362 / 02/27/2001**

Distance -

Sale Price \$273,800
 Adjusted Age 23
 Year Built 2001

Style 2 Story
 Unit Type N/A

Quality Average
 Residential SF 2,754

Garage SF 640
 Bsmnt SF 908

Basement Fin SF 0
 Walkout N/A

Garden Lvl N/A

Fireplaces 1

HVAC Central Air to Air

Land SF 8,146

Land Use Code 163697

Market Land Value \$163,697

Outbuilding Value 0

Time Adj N/A

Total Adjustment

Adjusted Sale Price



Address 1090 N TABOR DR
 ID R0345992
 TASP / Date **\$805,249 / 05/28/2021**

Distance 217 ft

Sale Price \$660,000
 Adjusted Age 21
 Year Built 2001

Style 2 Story
 Unit Type N/A

Quality Average
 Residential SF 2,758

Garage SF 629
 Bsmnt SF 935

Basement Fin SF 0
 Walkout 0

Garden Lvl 0

Fireplaces 1

HVAC Forced Air

Land SF 7,928

Land Use Code 138760

Market Land Value \$162,122

Outbuilding Value 0

Time Adj N/A

Total Adjustment

Adjusted Sale Price



Address 1274 N TABOR DR
 ID R0345785
 TASP / Date **\$630,000 / 06/28/2022**

Distance 437 ft

Sale Price \$630,000
 Adjusted Age 20
 Year Built 2002

Style 2 Story
 Unit Type N/A

Quality Average
 Residential SF 2,618

Garage SF 630
 Bsmnt SF 935

Basement Fin SF 0
 Walkout 0

Garden Lvl 0

Fireplaces 1

HVAC Central Air to Air

Land SF 9,322

Land Use Code 140717

Market Land Value \$165,086

Outbuilding Value 0

Time Adj N/A

Total Adjustment

Adjusted Sale Price



Address 1290 N TABOR DR
 ID R0345784
 TASP / Date **\$696,645 / 05/31/2022**

Distance 515 ft

Sale Price \$685,000
 Adjusted Age 20
 Year Built 2002

Style 2 Story
 Unit Type N/A

Quality Average
 Residential SF 2,793

Garage SF 660
 Bsmnt SF 1,115

Basement Fin SF 0
 Walkout 0

Garden Lvl 0

Fireplaces 1

HVAC Central Air to Air

Land SF 7,710

Land Use Code 133481

Market Land Value \$155,844

Outbuilding Value 0

Time Adj N/A

Total Adjustment

Adjusted Sale Price

Grid Estimate:

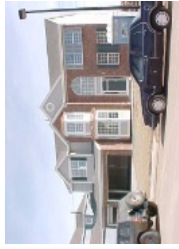
N/A
 (None)
 Min: \$630,835
 Max: \$784,924

Comp #3

Comp #2

Comp #1

Subject



Address 1150 N TABOR DR
ID R0345989
TASP / Date \$295,362 / 02/27/2001

Distance -

Sale Price	\$273,800
Adjusted Age	23
Year Built	2001
Style	2 Story
Unit Type	N/A
Quality	Average
Residential SF	2,754
Garage SF	640
Bsmnt SF	908
Basement Fin SF	0
Walkout	N/A
Garden Lvl	N/A
Fireplaces	1
HVAC	Central Air to Air
Land SF	8,146
Land Use Code	163697
Market Land Value	\$163,697
Outbuilding Value	0
Time Adj	N/A

Total Adjustment

Adjusted Sale Price **Adj. Sale Price**

Comp #1	\$ 784,924
Comp #4	\$ 737,609
Comp #3	\$ 683,098
Comp #5	\$ 682,154
Comp #2	\$ 647,511
Comp #6	\$ 630,835

Subject NOD \$686,000

Comp #4



Address 5989 E MONUMENT DR
ID R0345770
TASP / Date \$730,768 / 05/10/2021

Distance 1,124 ft

Sale Price	\$0
Adjusted Age	19
Year Built	2003
Style	2 Story
Unit Type	N/A
Quality	Average
Residential SF	2,634
Garage SF	420
Bsmnt SF	935
Basement Fin SF	0
Walkout	0
Garden Lvl	0
Fireplaces	1
HVAC	Central Air to Air
Land SF	7,797
Land Use Code	139619
Market Land Value	\$163,056
Outbuilding Value	0
Time Adj	N/A

Total Adjustment

Adjusted Sale Price **Adj. Sale Price**

Comp #1	\$ 784,924
Comp #4	\$ 737,609
Comp #3	\$ 683,098
Comp #5	\$ 682,154
Comp #2	\$ 647,511
Comp #6	\$ 630,835

Comp #5



Address 5488 E BURLINGTON DR
ID R0345945
TASP / Date \$749,438 / 09/17/2021

Distance 1,090 ft

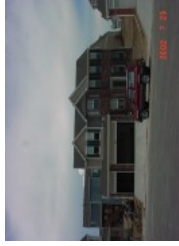
Sale Price	\$0
Adjusted Age	20
Year Built	2002
Style	2 Story
Unit Type	N/A
Quality	Average
Residential SF	2,794
Garage SF	680
Bsmnt SF	734
Basement Fin SF	437
Walkout	0
Garden Lvl	0
Fireplaces	1
HVAC	Forced Air
Land SF	11,587
Land Use Code	159181
Market Land Value	\$187,780
Outbuilding Value	0
Time Adj	N/A

Total Adjustment

Adjusted Sale Price **Adj. Sale Price**

Comp #1	\$ 784,924
Comp #4	\$ 737,609
Comp #3	\$ 683,098
Comp #5	\$ 682,154
Comp #2	\$ 647,511
Comp #6	\$ 630,835

Comp #6



Address 5865 E TABOR PL
ID R0345905
TASP / Date \$696,060 / 01/07/2021

Distance 891 ft

Sale Price	\$540,000
Adjusted Age	20
Year Built	2002
Style	2 Story
Unit Type	N/A
Quality	Average
Residential SF	2,834
Garage SF	659
Bsmnt SF	1,449
Basement Fin SF	0
Walkout	0
Garden Lvl	0
Fireplaces	1
HVAC	Central Air to Air
Land SF	11,021
Land Use Code	158145
Market Land Value	\$186,322
Outbuilding Value	0
Time Adj	N/A

Total Adjustment

Adjusted Sale Price **Adj. Sale Price**

Comp #1	\$ 784,924
Comp #4	\$ 737,609
Comp #3	\$ 683,098
Comp #5	\$ 682,154
Comp #2	\$ 647,511
Comp #6	\$ 630,835

Net: -9% Gross: 9% **\$ -65,225**

Adjusted Sale Price **Adj. Sale Price**

Comp #1	\$ 784,924
Comp #4	\$ 737,609
Comp #3	\$ 683,098
Comp #5	\$ 682,154
Comp #2	\$ 647,511
Comp #6	\$ 630,835

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Matthew & Deborah Mathias

Agent:

Parcel No.: R0622705

Abatement Number: 202506049

Assessor's Original Value: \$297,234

Hearing Date: March 18, 2026

Hearing Time: 2:00 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 [Click here to enter text.](#)
 - d. not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$297,234 (No change)

Petitioner's Requested Value: \$215,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested that the property be designated as contiguous residential land with the lower assessment rate than vacant residential land and a value reduction to \$215,000.

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 agreed that the classification be changed to contiguous residential.

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

Classification: Contiguous residential land (1112CP)

Total Actual Value: \$297,234 (No change)

Reasons are as follows: Prior to hearing the assessor granted the contiguous residential classification. In support of the assigned value, the assessor provided five vacant land sales that support the assigned value of \$297,234.

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

3/18/2026
Date

Abatement Log No. 202506049

202506049-2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

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

Received
DEC 01 2025
Douglas County
Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 12 / 02 / 2025
Month Day Year

Petitioner's Name: Matthew & Deborah Mathias

Petitioner's Mailing Address: 11755 E Grant Rd

Franktown City or Town CO State 80116 Zip Code

SCHEDULE OR PARCEL NUMBER(S)
2347-334-02-001

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
Flintwood Hills 2nd Addition, 3rd Amendment located i the SE 1/4 of Section 33, T7S, R65W
of the 6th PM, County of Douglas, State of Colorado

R0622705

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.) See attachment)

Petitioner's estimate of value: \$ 215,000 (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.

Matthew Mathias
Petitioner's Signature
Deborah Mathias

Daytime Phone Number (303) 876-7667

Email mcm@damfine.com

By _____
Agent's Signature*

Daytime Phone Number (_____)

Email _____

Printed Name: Matthew & Deborah Mathias

*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

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

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

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

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

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

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

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

 Petitioner's Signature Date

 Assessor's or Deputy Assessor's Signature Date

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

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

Month Day Year

 with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (*being present--not present*) and

Petitioner _____ (*being present--not present*), and WHEREAS, the said

Name

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
_____	_____	_____

I, _____ **Chairperson of the Board of County Commissioners' Signature**
 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

Addendum to Petition for Abatement or Refund of Taxes dated 12/2/2025

RE: Accounts R0622705 and R0622706 and Parcels 2347-334-02-001 and 2347-334-02-002

The above named parcels share a common property line and have been owned by the same owners for nearly 32 years.

A couple of years ago we had the property line that originally bisected the house on parcel 002 moved to create a vacant lot. To get that accomplished we had to jump through a lot of hoops and were required to complete a 10 item Lot Line or Easement Adjustment Submittal Checklist. Not on the list was an engineering review that was required and had a fee attached. Eventually, a Presubmittal Review was issued by the county with "Staff Comments". No where in any of the county's list of things we had to do or Staff Comments was there any mention of any consequences of moving a property line particularly in reference to creating a vacant lot and the effect that would have on property taxes or a remedy for such a situation.

We learned there is a designation for a vacant contiguous lot, owned by the same owner and used as an extension of the residential lot.

We are requesting that parcel 2347-334-02-001 be designated as a Contiguous Parcel retroactively to when the new parcel was recorded on March 15, 2023. We also request that a disclaimer about the potential consequences of moving a property line particularly one that creates a vacant lot be included in the instructions provided by the county to the property owner who is requesting a property line relocation

Brenda Davis

From: Assessors
Sent: Friday, December 5, 2025 4:15 PM
To: Felice Entratter; Brenda Davis
Cc: Becky Fischer
Subject: FW: Petition for Abatement
Attachments: Tax Abatement 2023 request.pdf; Tax Abatement 2024 request.pdf; fenced garden.jpg; shooting mound.jpg; firepit and driveway.jpg; flagstone walkway to firepit.jpg

From: Matt Mathias <mcm@damfine.com>
Sent: Monday, December 1, 2025 6:05 PM
To: Assessors <Assessors@douglas.co.us>
Cc: George Teal <gteal@douglas.co.us>
Subject: Petition for Abatement

Caution: This email originated outside the organization. Be cautious with links and attachments.

RE: Accounts R0622705 and R0622706 and Parcels 2347-334-02-001 and 2347-334-02-002

Toby & Staff,

Our Petitions for Abatement are attached as are the pictures we sent initially.
If you require any additional information, please reach out - 303-876-7667.
Thank you.

Matt & Deb Mathias









Transmittal Sheet for Abatement #: 202506049

Abatement #	202506049	Staff Appraiser	TJL
Tax Year	2024	Review Appraiser	RRM
Date Received	12/1/2025	Recommendation	Adjust
Petitioner	MATTHEW C MATHIAS & DEBORAH A MATHIAS	Reason	The land classification has been changed to contiguous residential, and the residential assessment rate will be applied.
Agent			
Petitioner's Request	Property Condition		
Petitioner's Requested Value	\$215,000	Assessor Final Review Value	\$297,234

The Subject, Lot 8A-1, is a 1.712-acre vacant lot in the Flintwood Hills Subdivision near the eastern border of Douglas County. The parcel is rolling hills with native grass and trees.

The Petitioner's concerns are with the classification and valuation of their property. They believe the parcel should be classified as contiguous residential and valued at \$215,000 based on their original appeal filing.

The Subject (Lot 8A-1) is adjacent to another lot (Lot 9A-1) which is improved with a residence and also owned by the Petitioner. For many years these lots were administratively grouped under one Assessor Account Number. This type of grouping was done in certain circumstances decades ago, when a property owner requested it, and it was a benefit to the property owner. In 2023, the Petitioner followed administrative protocols to have the Assessor's Office dissolve the grouping of the Subject and form two separate Assessor Account Numbers. In 2024, the Petitioner also followed administrative protocols to slightly move the lot line that separates these two lots.

Colorado has a preferential property assessment classification called Contiguous Residential. This classification allows a vacant parcel which functions as an extension of an improved residential parcel to receive a residential assessment rate, if three legal qualifications are met. Being a preferential classification a property owner must request the classification be applied to their property. In the case of the Subject, the Petitioner did not request the Contiguous Residential classification in 2024 or 2025.

This Abatement Appeal satisfies the Petitioner's obligation to request the Contiguous Residential classification. The Subject was reviewed to see if it met the three legal qualifications for Contiguous Classification. A review determined the Subject did meet all three qualifications. A review of comparable sales was also performed. Five comparable sales, included in the Valuation Summary support the current valuation of \$297,234 for the Subject for Tax Year 2024.

Therefore, based on the request for Contiguous Residential classification, the Subject meeting all three legal qualifications, and the sales reviewed, the Assessor's Office recommends the Subject be reclassified to Contiguous Residential (1112CP) for tax year 2024, but remain valued at \$297,234 for tax year 2024. TJL

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0622705	0100	0142	\$297,234	\$0	\$297,234	27.900%	\$82,930	8.6184%	\$7,147.24
Account Total:			\$297,234	\$0	\$297,234		\$82,930		\$7,147.24

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0622705	1112CP	0142	\$297,234	\$0	\$297,234	6.700%	\$19,910	8.6184%	\$1,715.92
Account Total:			\$297,234	\$0	\$297,234		\$19,910		\$1,715.92

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
R0622705	\$297,234	\$82,930	\$7,147.24	\$297,234	\$19,910	\$1,715.92	\$5,431.32
Totals	\$297,234	\$82,930	\$7,147.24	\$297,234	\$19,910	\$1,715.92	\$5,431.32

202506049-2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

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

Received
DEC 01 2025
Douglas County
Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 12 02 2025
Month Day Year

Petitioner's Name: Matthew & Deborah Mathias

Petitioner's Mailing Address: 11755 E Grant Rd

Franktown CO 80116
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)
2347-334-02-001

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
Flintwood Hills 2nd Addition, 3rd Amendment located i the SE 1/4 of Section 33, T7S, R65W
of the 6th PM, County of Douglas, State of Colorado

R0622705

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.) See attachment

Petitioner's estimate of value: \$215,000 (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.

Matthew Mathias
Petitioner's Signature
Deborah Mathias

Daytime Phone Number (303) 876-7667

Email mcm@damfine.com

By _____
Agent's Signature*

Daytime Phone Number (_____) _____

Email _____

Printed Name: Matthew & Deborah Mathias

*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)(1)(D), C.R.S.

Tax year: 2024 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):
See Transmittal

Jelise Everette
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

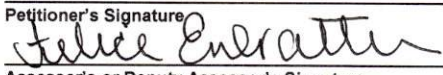
(Only for abatements up to \$10,000)

The Commissioners of Douglas County authorize the Assessor by Resolution No. R-010-155 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 <u>2024</u>		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	\$297,234	\$82,930	\$7,147.24
Corrected	\$297,234	\$19,910	\$1,715.92
Abate/Refund	\$0	\$63,020	\$5,431.32

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 1/29/2026
 Assessor's or Deputy Assessor's Signature _____ Date _____

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

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

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (*being present--not present*) and

Name

Petitioner _____ (*being present--not present*), and WHEREAS, the said

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (*agrees--does not agree*) with the recommendation of the Assessor, and that the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund

Chairperson of the Board of County Commissioners' Signature

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of _____, _____

Month Year

County Clerk's or Deputy County Clerk's Signature

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

Section V: Action of the Property Tax Administrator

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

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

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

Secretary's Signature Property Tax Administrator's Signature Date



TOBY DAMISCH

DOUGLAS COUNTY ASSESSOR'S OFFICE

VALUATION SUMMARY

**OF
RESIDENTIAL IMPROVED PROPERTY**

**FOR
Douglas County Board of County Commissioners**

**MATTHEW C MATHIAS & DEBORAH A MATHIAS
PETITIONER**

Vs.

**DOUGLAS COUNTY ASSESSOR'S OFFICE
RESPONDENT**

Parcel Number: 2347-334-02-001

Schedule Number: R0622705

Appeal Number: 202506049

Appraisal Date: June 30, 2022

Assessment Date: January 1, 2024

Report Date: 1/22/2026

2024 NOV Value: \$297,234

Indicated Value: - \$297,234

VALUE DATA SUMMARY

This value data summary is not an appraisal report. This value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for ad valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes. This summary has been prepared for use as supportive documentation in a hearing conducted by the Douglas County Board of Equalization.

The purpose of this summary is to demonstrate the development of the "actual value" (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to June 30, 2022. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations.

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally, a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

Multiple Regression Analysis (MRA) explores and quantifies the relationship between two or more components of known and available data (sale prices and property characteristics) to generate a market value. Regression does not require strict similarity between property sales because it estimates the value contribution (coefficient) for each attribute using a "goodness of fit" or error-minimizing technique. This methodology produces statistics about the quality of the attribute contribution. These statistics help evaluate the predictive accuracy of the regression equation, or essentially, the ability to predict sales price. The assessor's office tests for statistical compliance and equitable valuation. Overall, the goal is to provide a value model that best reflects market value.

The vacant land mass appraisal regression model utilized sales and an independent variable (square foot or acres) to predict the outcome of Y (value). The model is nonlinear such that as land size increases the value per unit (square foot or acres) decreases. This captures the economies of scale present in real estate markets.

Actual current use as of the date of assessment has been considered for the classification of the subject property as required by Colorado Revised Statutes §39-1-103. The actual current use may be different than the uses permitted by zoning or the Highest and Best Use. Therefore, while the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

ABATEMENT APPEAL # 2025006049

ACCOUNT NUMBER: R0622705

SUBJECT DESCRIPTION

The Subject, Lot 8A-1, is a 1.712-acre vacant lot in the Flintwood Hills Subdivision near the eastern boarder of Douglas County. The parcel is rolling hills with native grass and trees.

SALES AND LISTING HISTORY

The most recent sale of the Subject Parcel was a sale for \$135,000 on 1/14/1994 to the Petitioner.

CLASSIFICATION AND VALUATION DATA

The Petitioner's concerns are with the classification and valuation of their property. They believe the parcel should be classified as contiguous residential and valued at \$215,000 based on their original appeal filing.

The Subject (Lot 8A-1) is adjacent to another lot (Lot 9A-1) which is improved with a residence and also owned by the Petitioner. For many years these lots were administratively grouped under one Assessor Account Number. This type of grouping was done in certain circumstances decades ago, when a property owner requested it, and it was a benefit to the property owner. In 2023, the Petitioner followed administrative protocols to have the Assessor's Office dissolve the grouping of the Subject and form two separate Assessor Account Numbers. In 2024, the Petitioner also followed administrative protocols to slightly move the lot line that separates these two lots.

Colorado has a preferential property assessment classification called Contiguous Residential. This classification allows a vacant parcel which functions as an extension of an improved residential parcel to receive a residential assessment rate, if three legal qualifications are met. Being a preferential classification a property owner must request the classification be applied to their property. In the case of the Subject, the Petitioner did not request the Contiguous Residential classification in 2024 or 2025.

This Abatement Appeal satisfies the Petitioner's obligation to request the Contiguous Residential classification. The Subject was reviewed to see if it met the three legal qualifications for Contiguous Classification. A review determined the Subject did meet all three qualifications.

Several conversations between the Assessor's Office and Petitioner took place both right before and after the filing of this appeal. These conversations included questions to understand the Petitioner's concerns, explanations of what had happened prior, and directions for filing appeals. What is notable is the Assessor's Office understood the primary Petitioner concern to be the classification and not the valuation of the Subject. For that reason, the analysis of comparable sales is presented in a more limited form below:

SALES

Reception #	Account #	Sale Date	Time Adj Sales Price	Land Acres	Sub Name
2021034172	R0043692	3/15/2021	\$473,515	5	BANNOCKBURN
2021102287	R0050340	8/31/2021	\$341,605	2.08	FLINTWOOD HILLS
2022023978	R0277835	3/28/2022	\$426,880	4.591	PINEWOOD KNOLLS
2020131012	R0475364	12/29/2020	\$460,251	3.63	TIMBER POINTE
2021076457	R0475366	6/21/2021	\$434,595	4.9	TIMBER POINTE

Subject:	\$297,234	1.71	FLINTWOOD HILLS
-----------------	------------------	-------------	------------------------

CONCLUSION

Therefore, based on the request for Contiguous Residential classification, the Subject meeting all three legal qualifications, and the sales reviewed, the Assessor's Office recommends the Subject be reclassified to Contiguous Residential (1112CP) for tax year 2024, but remain valued at \$297,234 for tax year 2024.