DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Frank M. Denver III Living Trust	Agent: Frank M. Denver, III
Parcel No.:	R0156734	Abatement Number: 202400166
Assessor's Or	iginal Value: \$22,050	
Hearing Date	: April 16, 2024	Hearing Time: 10:00 a.m.
1. The Dou	nglas County Assessor was represented	at the hearing by Thomas Chagolla
2. The Peti	tioner was: a. ⊠ present b. □ not present c. □ present/represented by Clic d. □not present/represented by C	
3. Assess	sor's Recommended Value: No chang	e - \$22,050
Petitio	oner's Requested Value: \$6,000	
	1 0 1	d documents in support of the claim: The petitioner didn't axes continue to go up to the point that he would have to sell

a. ⊠data from sales of comparable properties which sold during the applicable time. □ 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 CLASSIFIACTUAL VALUE OF THE PROPERTY ARE: Classification: Residential vacant lot - 0100 Total Actual Value: No change - \$22,050 Reasons are as follows: Two of the assessor's sales were contiguous to the subject property a by the petitioner. The assessor's sales support the assigned value. IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for	_
c. □a valuation using the income approach; and/or d. □other Click here to enter text. THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFI ACTUAL VALUE OF THE PROPERTY ARE: Classification: Residential vacant lot - 0100 Total Actual Value: No change - \$22,050 Reasons are as follows: Two of the assessor's sales were contiguous to the subject property a by the petitioner. The assessor's sales support the assigned value.	ne period; and /or
d. □other Click here to enter text. THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFI ACTUAL VALUE OF THE PROPERTY ARE: Classification: Residential vacant lot - 0100 Total Actual Value: No change - \$22,050 Reasons are as follows: Two of the assessor's sales were contiguous to the subject property a by the petitioner. The assessor's sales support the assigned value.	
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFI ACTUAL VALUE OF THE PROPERTY ARE: Classification: Residential vacant lot - 0100 Total Actual Value: No change - \$22,050 Reasons are as follows: Two of the assessor's sales were contiguous to the subject property a by the petitioner. The assessor's sales support the assigned value.	
ACTUAL VALUE OF THE PROPERTY ARE: Classification: Residential vacant lot - 0100 Total Actual Value: No change - \$22,050 Reasons are as follows: Two of the assessor's sales were contiguous to the subject property a by the petitioner. The assessor's sales support the assigned value.	
Total Actual Value: No change - \$22,050 Reasons are as follows: Two of the assessor's sales were contiguous to the subject property a by the petitioner. The assessor's sales support the assigned value.	CATION AND
Reasons are as follows: Two of the assessor's sales were contiguous to the subject property a by the petitioner. The assessor's sales support the assigned value.	
by the petitioner. The assessor's sales support the assigned value.	
IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for	and previously owned
	Abatement is:
a. Approved and the value of the subject property is reduced as set forth in the Recommendations herein	e Findings and
b. Approved in part as set forth in the Findings and Recommendations herein	n
c. Denied after abatement hearing	
d. Administrative Denial is Granted	
REFEREE:	
All Hamilton	
s/ Jeffrey Hamilton 4-16-2024	
Name Date	

2

Abatement Log No. 202400166

Abatement #	202400166	Staff Appraiser	TAC		
Tax Year	2023	Review Appraiser	SWC		
Date Received	2/26/2024	Recommendation	Deny		
Petitioner	FRANK M DENVER III LIVING TRUST & TERRI L DENVER LIVING TRUST	Reason	A review of the market value of land in your neighborhood		
Agent		Reason	indicates your land assessment is correct.		
Petitioner's Request	Value Too High				
Petitioner's Requested Value			\$22,050		

The subject is a 0.9-acre interior buildable lot in the West Creek Lakes subdivision in southwest Douglas County. The Petitioner estimates a value of \$6,000 but did not submit comparable sales and cited no supporting existing conditions. Three closely comparable sales are on the same street. The sales are of similar size, shape, orientation, and all were burned in the 2002 Hayman fire like the subject. The three comparable sales had a median time adjusted sale price (TASP) of \$28,095 per acre. The subject property's current value of \$22,050 is at \$24,500 per acre. The comparable sales support the current value and therefore the Assessor's recommendation is to deny the abatement.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0156734	0100	3140	\$22,050	\$0	\$22,050	27.900%	\$6,150	9.8665%	\$606.79
	Account	Total:	\$22,050	\$0	\$22,050		\$6,150		\$606.79

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0156734	0100	3140	\$22,050	\$0	\$22,050	27.900%	\$6,150	9.8665%	\$606.79
	Account	Total:	\$22,050	\$0	\$22,050		\$6,150		\$606.79

Refund Amounts

A	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
F	R0156734	\$22,050	\$6,150	\$606.79	\$22,050	\$6,150	\$606.79	\$0.00
	Totals	\$22,050	\$6,150	\$606.79	\$22,050	\$6,150	\$606.79	\$0.00



O: 303.660.7450 Fax: 303.479.9751

202400166-2023

PETITION FOR ABATEMENT OR REFUND OF TAXES

	t. O. dian Lambs		DCASSESSOR
Section I: Petitioner, please comp	ete Section I only.		FEB 26 2024 RC
Date: 02 20 2029 Month Day Year		Date Received	***************************************
Petitioner's Name: FRANK Y	1 DENISO LIVINGTOUS		
Petitioner's Name:	// () DB // / / 2 24 2	W 6. Falls	
Petitioner's Mailing Address:/39_73_	Hedilla. Wood in a la	JUL - 2000)	
City or Town	State	Zip Code	
•	DODEDTY ADDRESS OF LEG	AL DESCRIPTION OF PROPERT	Y
SCHEDULE OR PARCEL NUMBER(S)			
Ro 156734	2170 17811 2226	AN III - ESICHAGE PARA	0000
Petitioner requests an abatement or refund of property tax year 2-02-3 are incorrect whether due to erroneous valuation, irregulari			
whether due to efforteous valuation, in egulari	y in lovying, content the		
	\$ 6000.00 (2024) Value Year		
Petitioner's estimate of value:	Value Year		
I declare, under penalty of perjury in the seco	nd degree, that this petition, together with ar	ny accompanying exhibits or statement	s, has been
prepared or examined by me, and to the best	of my knowledge, information, and belief, is	trad, don'dot, and domprotes	
Frank M. Dura Trais	tee Daytime Phone N	umber (303) 647-0223	
Petitioner's Signature	Email Colo	umber () Same.	А
	Email	Came	
By	Daytime Phone N	umber ()	
Agent's Signature* LETTER OF AG	ENCY REQUIRED		
Printed Name:	Email		
If the Board of County Commissioners, pursu denies the petition for refund or abatement o to the provisions of § 39-2-125, C.R.S., withi			2-116, C.R.S., ppeals pursuant
Section II:	Assessor's Recommendation (For Assessor's Use Only)	n	
Actual	Assessed Tax	Tax Year	
Original			
Corrected			
Abate/Refund			
☐ Assessor recommends approval	s outlined above.		
If the request for abatement is based upon to such valuation has been filed and a Notice	ne grounds of overvaluation, no abatement of Determination has been mailed to the ta	or refund of taxes shall be made if an o expayer, § 39-10-114(1)(a)(I)(D), C.R.S	bjection or protest
Tax year: 23 Protest? 1 No	Yes (If a protest was filed, please att		
Assessor recommends denial for	the following reason(s):	Joby Dan	isol
& See Transmitta		Assessor's or Deputy Assessor's	Signature
15-DPT-AR No. 920-66/17			

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	James Cherrington	Agent: James Cherrington
Parcel No.:	R0365167	Abatement Number: 202400067
Assessor's Ori	ginal Value: 2023 - \$1,203,892	
Hearing Date:	April 16, 2024	Hearing Time: 9:30 a.m.
1. The Doug	glas County Assessor was represented a	at the hearing by Wesley Weller
2. The Petiti	ioner was: a. present b. not present c. present/represented by clic d. not present/represented by clic	
3. Assess	or's Recommended Value: No change	e - \$1,203,892
Petition	ner's Requested Value: \$1,050,000	
		d documents in support of the claim: The petitioner stated that 00 and that is what the value should be. He further stated that

his neighbor protested and received a reduction to his value and can't understand why his value shouldn't also be

reduced.

5. The Assessor pro	esented the following testimony and documents in support of the Assessor's position:
b. □valuat c. □a valua	rom sales of comparable properties which sold during the applicable time period; and /or ion using the cost approach; and/or ation using the income approach; and/or Click here to enter text.
	INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Classification:	Single family residence - 1212
Total Actual Value:	No change - \$1,203,892
be considered for the homes which are not	s: The petitioner's subject property sale was after the study period (6-30-2022) and could not 2023 tax year. In addition, the comparables used for his neighbor's home were all two-story comparable (inferior) to his ranch style home. The petitioner presented insufficient at an adjustment to the assigned value.
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. \square Appr Recommendations he	roved and the value of the subject property is reduced as set forth in the Findings and crein
b. 🗆 Арј	proved in part as set forth in the Findings and Recommendations herein
c. 🛭 De	nied after abatement hearing
d. 🗆 Adı	ministrative Denial is Granted
REFEREE:	"- mellon
s/ Jeffrey Hamilton Name	4-16-2024 Date

Abatement Log No. 202400067

Abatement #	202400067	Staff Appraiser	www
Tax Year	2023	Review Appraiser	BAF
Date Received	1/2/2024	Recommendation	Deny
Petitioner	JAMES F CHERRINGTON & PATRICIA G CHERRINGTON	Reason	Data collected from the preceding 24 month study period
Agent		Reason	supports the current assessment on your property.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	etitioner's Requested \$1,050,000		\$1,203,892

The subject is a very good quality ranch style home located in Castle Pines Village. Petitioner is appealing the 2023 value. Petitioner submitted the purchase of the home on 4/25/23 of \$1,050,000 however this sale could not be used in the analysis due to fact it sold outside of the study period used for the 2023 valuation of July 1, 2020 to June 30, 2022. Petitioner also submitted a neighboring property that was adjusted in value for the 2023 valuation. Adjusted neighborhood sales with the same style and similar in size and location to the subject support the 2023 value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0365167	1112	3473	\$405,607	\$0	\$405,607	6.700%	\$27,180	11.7909%	\$3,204.77
	1212	3473	\$798,285	(\$55,000)	\$743,285	6.700%	\$49,800	11.7909%	\$5,871.87
	Account	Total:	\$1,203,892	(\$55,000)	\$1,148,892		\$76,980		\$9,076.64

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0365167	1112	3473	\$405,607	\$0	\$405,607	6.700%	\$27,180	11.7909%	\$3,204.77
	1212	3473	\$798,285	(\$55,000)	\$743,285	6.700%	\$49,800	11.7909%	\$5,871.87
	Account	Total:	\$1,203,892	(\$55,000)	\$1,148,892		\$76,980		\$9,076.64

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
R0365167	\$1,203,892	\$76,980	\$9,076.64	\$1,203,892	\$76,980	\$9,076.64	\$0.00
Totals	\$1,203,892	\$76,980	\$9,076.64	\$1,203,892	\$76,980	\$9,076.64	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0365167	SB-001 Residential 55k Exemption	(\$55,000)



15-DPT-AR No. 920-66/17

PETITION FOR ABATEMENT OR REFUND OF TAXES

Section I: Petitioner, please complete	e Section I only.		1001 0 2 2021
Date: <u>January 2 2024</u> Month Day Year		Date Received_	JAN 0 2 2024
Month Day 10a			BY:
Petitioner's Name:James F Cherrington			
Petitioner's Mailing Address:805 Country	y Club Parkway		
Castle Rock			
City or Town	State	Zip Cod	le
SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OF 805 Country Club Pkwy	R LEGAL DESCRIPTION (
Parcel 2352-171-02-004	Castle Rock, CO 80108		
County of Douglas, State of Colorado R0365167	Castle mock, GO 60106		
Petitioner requests an abatement or refund of the property tax year _2023 are incorrect for the whether due to erroneous valuation, irregularity in	he following reasons: (Briefly desc	cribe why the taxes have been	levied erroneously or illegally,
Petitioner's estimate of value: \$_732	744 (<u>2022</u>) an Value Year	d \$_1,050,000 (_2 Value	2023) Year
•	ny knowledge, information, and be Daytime Pho Email_ _{fritzsai}	elief, is true, correct, and compone Number (303) 960-8:	251
ByAgent's Signature* LETTER OF AGENC	Daytime Pho	one Number ()	
Printed Name:			
If the Board of County Commissioners, pursuant t denies the petition for refund or abatement of taxe to the provisions of § 39-2-125, C.R.S., within thir	es in whole or in part, the Petitions	er may appeal to the Board of	Assessment Appeals pursuant
Section II: Ass	sessor's Recommend (For Assessor's Use Only)	ation	
Tax Year		Tax Year	
<u>Actual</u> <u>Assess</u>	sed <u>Tax</u>	Actual Asse	essed <u>Tax</u>
Original			
Corrected			
Abate/Refund			
☐ Assessor recommends approval as o	utlined above.		
If the request for abatement is based upon the gr to such valuation has been filed and a Notice of I	rounds of overvaluation, no abater Determination has been mailed to	nent or refund of taxes shall b the taxpayer, § 39-10-114(1)(e made if an objection or protest a)(I)(D), C.R.S.
Tux your.	Yes (If a protest was filed, ple Yes (If a protest was filed, ple	ease attach a copy of the NO ease attach a copy of the NO)D.) (D.) - /
Assessor recommends denial for the	following reason(s):	John &	Tenuso
A Son Transmittal	0	Assessor's or Deputy	y Assessor's Signature



March 28, 2024

James F. Cherrington fritzsails@gmail.com 805 Country Club Parkway Castle Rock, CO 80108

Reference Log Number(s): 202400067

Account Number: R0365167 Owner: James F. Cherrington

Address of Property: 805 County Club 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. Cherrington:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202400067 and is recommending denial of the petition for tax year 2023. 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.
	I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
хх	I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on April 16, 2024 at 11:00 a.m.
Dated this _	day of

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	LTF Club Operatiosn Co Inc.	Agent: Todd Barron
Parcel No.:	P0507664	Abatement Number: 202400076 & 202400077
Assessor's Oriș	ginal Value: 2021 - \$1,198,076 2022 -	\$1,753,299
Hearing Date:	April 16, 2024	Hearing Time: 10:30 a.m.
1. The Doug	glas County Assessor was represented a	nt the hearing by Timothy
2. The Petiti	oner was: a. □ present b. □ not present c. ☒ present/represented by Todo d. □not present/represented by Cl	
3. Assesso	or's Recommended Value: No change	e -2021 - \$1,198,076 2022 - \$1,753,299
Petition	ner's Requested Value: 2021 - \$1,000	,000 2022 - \$1,500,000
	presented the following testimony and dministrative denial at the hearing.	d documents in support of the claim: The petitioner's agen

5. Th	ne Assessor pre	sented the following testimony and documents in support of the Assessor's position:
	b. □valuationc. □a valuation	om sales of comparable properties which sold during the applicable time period; and /or on using the cost approach; and/or ion using the income approach; and/or administrative denial
		NDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND F THE PROPERTY ARE:
Classific	cation:	Personal property - 2410
Total A	ctual Value:	No change -2021 - \$1,198,076 2022 - \$1,753,299
Reasons	s are as follows	: Administrative denial
IT IS T	HEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Recomm	a. Appromendations here	oved and the value of the subject property is reduced as set forth in the Findings and ein
	b. 🗆 App	roved in part as set forth in the Findings and Recommendations herein
	c. \square Der	ied after abatement hearing
	d. 🛭 Adn	ninistrative Denial is Granted
REFER	REE:	Jon

Abatement Log No. 202400076 & 202400077

s/ Jeffrey Hamilton Name

4-16-2024 Date

Tax Year:	2021					Assessor Findings:									
Date Received:	1/2/2024						Abatement Recommendation:	Adjust							
Petitioner:	LTF CLUB OPERATIONS CO	INC C/O PROPE	RTY TAX D	EPT			Adjust - As a result of f	urther revie	ew, change	es have been n	nade to you	personal prop	perty records.		
					Per abatement #20240 actual value was \$1,19						an adjustmen	t, Prior to the adj	justment the		
Agent:	BARRON CORPORATE TAX	SOLUTIONS LTI)				Staff Appraiser:	TBH							
Petitioner's Request:	Value Too High						Review Appraiser:	kam							
Petitioner's Requested Value:	\$1,000,000						Hearing Comments:								
							Assessor Final Review Value:	\$1,141,15	3						
Original	Values						Abatement Final I	Results							
Account #	Abst. Tax Dist.	Actual Value	Assm't. Rate	<u>Assessed</u> <u>Value</u>	Tax Rate	Tax Amt.	Account Decision	Abst. Code	<u>Tax</u> <u>Dist.</u>	<u>Actual</u> <u>Value</u>	Assm't. Rate	Assessed Value	Tax Rate	Tax Amt.	<u>Refund</u>
P0507664	2410 2625	\$1,198,076	29.00%	\$347,440	9.2242%	\$32,048.56		2410	2625	\$1,141,153	29.00%	\$330,930	9.2242%	\$30,525.65	\$1,522.91
	Less Business Exemption	\$100,000	29.00%	\$29,000	2.0126%	(\$583.64)				\$100,000	29.00%	\$29,000	2.0126%	(\$583.64)	
	Adjust - As a result of further review, changes have been made to your personal property records.														
														Refund Interest:	No
	Grand Total:	\$1,198,076		\$347,440		\$31,464.92		Gra	nd Total:	\$1,141,153		\$330,930		\$29,942.01	\$1,522.91

Tax Year:	2022					Assessor Findings:									
Date Received:						Abatement Recommendation:	Deny								
Petitioner:	LTF CLUB OPERATIONS CO	INC C/O PROF	PERTY TAX	DEPT			Deny - These adjustme	ents and oth	ners will be	e done via Spe	cial Notice o	of Value			
						Appraiser recommends account other than del									
Agent:	BARRON CORPORATE TAX	SOLUTIONS LT	ΓD				Staff Appraiser:	TBH							
Petitioner's Request:	Value Too High						Review Appraiser:	kam							
Petitioner's Requested Value:	\$1,500,000						Hearing Comments:								
							Assessor Final Review Value:	\$1,753,29	9						
Original	Values						Abatement Final	Results							
Account #	Abst. Tax Dist.	Actual Value	Assm't. Rate	Assessed Value	Tax Rate	Tax Amt.	Account Decision	Abst. Code	<u>Tax</u> <u>Dist.</u>	Actual Value	Assm't. Rate	Assessed Value	Tax Rate	Tax Amt.	<u>Refund</u>
P0507664	2410 2625	\$1,753,299	29.00%	\$508,460	9.1258%	\$46,401.04		2410	2625	\$1,753,299	29.00%	\$508,460	9.1258%	\$46,401.04	-
	Less Business Exemption	\$100,000	29.00%	\$29,000	2.0126%	(\$583.64)				\$100,000	29.00%	\$29,000	2.0126%	(\$583.64)	
	Deny - These adjustments and others will be done via Special Notice of Value														
														Refund Interest:	No
	Grand Total:	\$1,753,299		\$508,460		\$45,817.40		Gra	nd Total:	\$1,753,299		\$508,460		\$45,817.40	-



15-DPT-AR No. 920-66/17

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

PETITION FOR ABATEMENT OR REFUND OF TAXES

JAN 02 2024 RCD

Section I: Petitioner, please complet	te Section I only. $\frac{202}{206}$	400076-2021 2400077-2022	. STATUL LOC
Date: 12/29/2023		Date Received	
Month Day Year			
Petitioner's Name: LTF CLUB OPERATION	ONS CO INC		
Petitioner's Mailing Address: 2902 Corpo			
Chanhassen City or Town	MN State	Zip Code	
•			
SCHEDULE OR PARCEL NUMBER(S) P0507664	PROPERTY ADDRESS O Personal Property - 92	R LEGAL DESCRIPTION OF PR	OPERTY
	reisoliai Flopeity - 32	50 Clown Clest Bivu	
Petitioner requests an abatement or refund of the property tax year <u>2021 & 2022</u> are incorrect for whether due to erroneous valuation, irregularity i	the following reasons: (Briefly des	cribe why the taxes have been levied	erroneously or illegally,
Value was incorrect due to asset base being	g incorrect in both tax years		
Petitioner's estimate of value: \$1,00		d \$ 1,500,000 (2022)
	Value Year	Value Year	n
I dealers, under penalty of porjuny in the second	document that this polition together	with any accompanying exhibite or et-	stemente has been
I declare, under penalty of perjury in the second of prepared or examined by me, and to the best of	degree, that this petition, together my knowledge, information, and be	with any accompanying exhibits of size elief, is true, correct, and complete.	atements, has been
	Davtime Ph	one Number ()	
Petitioner's Signature	-	2.	,
1.1	Email		
Ву		one Number (630) 942-8100 >	330
Agent's signatures LETTER OF AGEN	ICY REQUIRED		
Printed Name:Todd Barron	Emailtba	rron@barrontax.com	
If the Board of County Commissioners, pursuan	it 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 ta to the provisions of § 39-2-125, C.R.S., within the	exes in whole or in part, the Petition	ner may appeal to the Board of Asses	sment Appeals pursuant
	sessor's Recommend	lation	
Contract Con	(For Assessor's Use Only)		
Tax Year		Tax Year	
<u>Actual</u> <u>Asses</u>	sed <u>Tax</u>	<u>Actual</u> <u>Assessed</u>	<u>Tax</u>
Original			
Corrected			
Abate/Refund			
Assessor recommends approval as o	outlined above20 2		
If the request for abatement is based upon the g to such valuation has been filed and a Notice of	rounds of overvaluation, no abate Determination has been mailed to	ment or refund of taxes shall be made the taxpayer, § 39-10-114(1)(a)(I)(D)	if an objection or protest , C.R.S.
Tax year: 1000 Protest? □ No □	Yes (If a protest was filed, pl		- /
Assessor recommends denial for the	following reason(s): > CO	104/10	med
of Son franchistals		Assessor's or Deputy Asses	ssor's Signature



March 28, 2024

Todd Barron tbarron@barrontax.com Barron Corporate Tax Solutions 128 S. County Farm Rd. Suite E Wheaton, IL 60187

Reference Log Number(s): 202400076 & 202400077

Account Number: R0507664

Owner: LTF Club Operations Co Inc.

Address of Property: 9250 Crown Crest Blvd.

PLEASE NOTE

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

Dear Mr. Barron:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202400076 & 202400077 and is recommending adjustment of the petition for tax year 2021 and denial of the petition for tax year 2022. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

	I accept the Assessor's recommended reduction in value and terminate any further appeal.
	I wish to withdraw my petition without any reduction in value and end any further appeal.
	I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
X	I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on April 16, 2024 at 12:00 p.m.
	Dated this <u>5th</u> day of <u>April</u> , 2024

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Wiens Ranch Company Inc.	Agent: Tom Wiens			
Parcel No.:	R0607062+	Abatement Number: 202333720 & 202333721			
Assessor's Orig	ginal Value: 2021 - \$4,904,085 (76 parc	rels) 2022 - \$5,136,540 (63 parcels)			
Hearing Date:	April 16, 2024	Hearing Time: 1:00 p.m.			
 The Douglas County Assessor was represented at the hearing by Steve Cambell The Petitioner was: a.					
3. Assesso	or's Recommended Value: 2021 - \$1,0	92,879 (76 parcels) 2022 - \$708,647 (63 parcels)			
Petition	ner's Requested Value: 2021 - \$2,849	(76 parcels) 2022 - \$2,500 (63 parcels)			

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner stated that the assessor changed the classification of the single family residential lots in the Remuda Ranch subdivision for tax years 2021 and 2022 from agricultural to vacant residential lots, therefore increasing the taxable value significantly. The petitioner contends that the classification of all of the lots appealed should maintain their agricultural classification for tax years 2021 and 2022. He provided numerous photos, receipts and other documentation and testimony indicating a long-term cattle and ranching operation called Wiens Ranch. He requested that the classification be changed back to agricultural for both years.

5. The A	assessor presented the following testimony and documents in support of the Assessor's position:
a. b. c. g.	□ data from sales of comparable properties which sold during the applicable time period; and /or □ valuation using the cost approach; and/or □ a valuation using the income approach; and/or □ other - At the hearing the assessor conceded that a portion of the lots should have been classified as agricultural and the lots that couldn't be grazed because of the recent subdivision development should remain classified as vacant residential lots.
	FEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND VALUE OF THE PROPERTY ARE:
Classificatio	on: 2021 – 21 lots vacant res. and 55 lots ag. 2022 – 12 lots vacant res. 51 lots ag.
Total Actua	al Value: 2021 - \$1,092,879 (76 parcels) 2022 - \$708,647 (63 parcels)
recommend back to agr	e as follows: Based on the photos presented by the assessor and petitioner, I agree with the assessor's dation that the majority of the lots appeared to be grazable and their classification should be changed icultural and the portion of the subdivision effected by the development and not grazeable should ant residential lots. (See attached spreadsheet for breakdown)
IT IS THE	REFORE 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 idations herein
1	b. Approved in part as set forth in the Findings and Recommendations herein
•	c. Denied after abatement hearing
(d. Administrative Denial is Granted
referee G	

s/ Jeffrey Hamilton Name

4-18-2024 Date

Abatement Log No. 202333720 & 202333721

ACCOUNTNO	Proposed Abstract	LANDACRES	AG \$/Acre	ACTUAL VALUE	Assmt Rate	Mil Levy	Estimated Tax
R0607111	0100	0.22	n/a	\$50,405	0.29	0.150849	\$2,205
R0607112	0100	0.22	n/a	\$50,405	0.29	0.150849	\$2,205
R0607113	0100	0.22	n/a	\$50,405	0.29	0.150849	\$2,205
R0607114	0100	0.22	n/a	\$50,405	0.29	0.150849	\$2,205
R0607115	0100	0.22	n/a	\$50,405	0.29	0.150849	\$2,205
R0607116	0100	0.22	n/a	\$50,405	0.29	0.150849	\$2,205
R0607117	0100	0.22	n/a	\$50,405	0.29	0.150849	\$2,205
R0607118	0100	0.22	n/a	\$50,405	0.29	0.150849	\$2,205
R0607119	0100	0.22	n/a	\$50,405	0.29	0.150849	\$2,205
R0607125	0100	0.211	n/a	\$49,849	0.29	0.150849	\$2,181
R0607126	0100	0.211	n/a	\$49,849	0.29	0.150849	\$2,181
R0607127	0100	0.211	n/a	\$49,849	0.29	0.150849	\$2,181
R0607128	0100	0.211	n/a	\$49,849	0.29	0.150849	\$2,181
R0607143	0100	0.317	n/a	\$55,534	0.29	0.150849	\$2,429
R0607144	0100	0.317	n/a	\$55,534	0.29	0.150849	\$2,429
R0607145	0100	0.317	n/a	\$55,534	0.29	0.150849	\$2,429
R0607146	0100	0.317	n/a	\$55,534	0.29	0.150849	\$2,429
R0607152	0100	0.237	n/a	\$51,410	0.29	0.150849	\$2,249
R0607153	0100	0.237	n/a	\$51,410	0.29	0.150849	\$2,249
R0607154	0100	0.237	n/a	\$51,410	0.29	0.150849	\$2,249
R0607155	0100	0.237	n/a	\$51,410	0.29	0.150849	\$2,249
R0607062	4124	1.081	\$191.10	\$207	0.29	0.150849	\$9
R0607063	4124	1.047	\$191.10	\$200	0.29	0.150849	\$9
R0607064	4124	1.03	\$191.10	\$197	0.29	0.150849	\$9
R0607065	4124	1.056	\$191.10	\$202	0.29	0.150849	\$9
R0607066	4124	1.126	\$191.10	\$215	0.29	0.150849	\$9
R0607067	4124	1.154	\$191.10	\$221	0.29	0.150849	\$10
R0607068	4124	1.111	\$191.10	\$212	0.29	0.150849	\$9
R0607071	4124	1.008	\$191.10	\$193	0.29	0.150849	\$8
R0607072	4124	1.107	\$191.10	\$212	0.29	0.150849	\$9
R0607073	4124	1.192	\$191.10	\$228	0.29	0.150849	\$10
R0607074	4124	1.027	\$191.10	\$196	0.29	0.150849	\$9
R0607075	4124	1.007	\$191.10	\$192	0.29	0.150849	\$8

R0607076	4124	1.102	\$191.10	\$211	0.29 0.150849	\$9
R0607077	4124	1.21	\$191.10	\$231	0.29 0.150849	\$10
R0607078	4124	1.042	\$191.10	\$199	0.29 0.150849	\$9
R0607079	4124	1.04	\$191.10	\$199	0.29 0.150849	\$9
R0607083	4124	1.359	\$191.10	\$260	0.29 0.150849	\$11
R0607084	4124	1.223	\$191.10	\$234	0.29 0.150849	\$10
R0607085	4124	1.186	\$191.10	\$227	0.29 0.150849	\$10
R0607086	4124	1.148	\$191.10	\$219	0.29 0.150849	\$10
R0607087	4124	1.094	\$191.10	\$209	0.29 0.150849	\$9
R0607088	4124	1.025	\$191.10	\$196	0.29 0.150849	\$9
R0607089	4124	1.022	\$191.10	\$195	0.29 0.150849	\$9
R0607090	4124	1.03	\$191.10	\$197	0.29 0.150849	\$9
R0607091	4124	1.007	\$191.10	\$192	0.29 0.150849	\$8
R0607094	4124	1.315	\$191.10	\$251	0.29 0.150849	\$11
R0607095	4124	1.195	\$191.10	\$228	0.29 0.150849	\$10
R0607097	4124	1.007	\$191.10	\$192	0.29 0.150849	\$8
R0607098	4124	1.004	\$191.10	\$192	0.29 0.150849	\$8
R0607099	4124	1.162	\$191.10	\$222	0.29 0.150849	\$10
R0607100	4124	1.218	\$191.10	\$233	0.29 0.150849	\$10
R0607102	4124	1.01	\$191.10	\$193	0.29 0.150849	\$8
R0607103	4124	1.01	\$191.10	\$193	0.29 0.150849	\$8
R0607104	4124	1.01	\$191.10	\$193	0.29 0.150849	\$8
R0607105	4124	1.01	\$191.10	\$193	0.29 0.150849	\$8
R0607107	4124	1.152	\$191.10	\$220	0.29 0.150849	\$10
R0607108	4124	1.152	\$191.10	\$220	0.29 0.150849	\$10
R0607129	4124	1.153	\$191.10	\$220	0.29 0.150849	\$10
R0607130	4124	1.025	\$191.10	\$196	0.29 0.150849	\$9
R0607131	4124	1.008	\$191.10	\$193	0.29 0.150849	\$8
R0607132	4124	1.01	\$191.10	\$193	0.29 0.150849	\$8
R0607133	4124	1.01	\$191.10	\$193	0.29 0.150849	\$8
R0607134	4124	1.01	\$191.10	\$193	0.29 0.150849	\$8
R0607135	4124	1.125	\$191.10	\$215	0.29 0.150849	\$9
R0607136	4124	1.004	\$191.10	\$192	0.29 0.150849	\$8
R0607137	4124	1.03	\$191.10	\$197	0.29 0.150849	\$9

R0607138	4124	1.011	\$191.10	\$193	0.29 0.150849	\$8
R0607139	4124	1.009	\$191.10	\$193	0.29 0.150849	\$8
R0607140	4124	1.008	\$191.10	\$193	0.29 0.150849	\$8
R0607141	4124	1.007	\$191.10	\$192	0.29 0.150849	\$8
R0607142	4124	1.021	\$191.10	\$195	0.29 0.150849	\$9
R0607157	4124	2.001	\$191.10	\$382	0.29 0.150849	\$17
R0607159	4124	2.001	\$191.10	\$382	0.29 0.150849	\$17
R0607160	4124	2.001	\$191.10	\$382	0.29 0.150849	\$17
R0607161	4124	2.006	\$191.10	\$383	0.29 0.150849	\$17
Totals				\$1,092,879		\$47,809
2021 NOV				\$4,904,085		\$214,528
Difference				-\$3,811,206		-\$166,719

ACCOUNTNO	PARCELNO	ABSTRACT	LANDACRES	AG \$/Acre	ACTUAL VALUE	Assmt Rate	Mil Levy	Estimated Tax
R0607111	260910305015	0100	0.22	n/a	\$56,705	0.29	0.150445	\$2,474.00
R0607112	260910305016	0100	0.22	n/a	\$56,705	0.29	0.150445	\$2,474.00
R0607113	260910305017	0100	0.22	n/a	\$56,705	0.29	0.150445	\$2,474.00
R0607114	260910305018	0100	0.22	n/a	\$56,705	0.29	0.150445	\$2,474.00
R0607115	260910305019	0100	0.22	n/a	\$56,705	0.29	0.150445	\$2,474.00
R0607116	260910305020	0100	0.22	n/a	\$56,705	0.29	0.150445	\$2,474.00
R0607117	260910305021	0100	0.22	n/a	\$56,705	0.29	0.150445	\$2,474.00
R0607118	260910305022	0100	0.22	n/a	\$56,705	0.29	0.150445	\$2,474.00
R0607119	260910305023	0100	0.22	n/a	\$56,705	0.29	0.150445	\$2,474.00
R0607144	260910306002	0100	0.317	n/a	\$62,475	0.29	0.150445	\$2,726.00
R0607145	260910306003	0100	0.317	n/a	\$62,475	0.29	0.150445	\$2,726.00
R0607146	260910306004	0100	0.317	n/a	\$62,475	0.29	0.150445	\$2,726.00
R0607062	260909103001	4124	1.081	\$191.10	\$207	0.29	0.150445	\$9.00
R0607063	260909103002	4124	1.047	\$191.10	\$200	0.29	0.150445	\$9.00
R0607064	260909103003	4124	1.03	\$191.10	\$197	0.29	0.150445	\$9.00
R0607065	260909103004	4124	1.056	\$191.10	\$202	0.29	0.150445	\$9.00
R0607066	260909103005	4124	1.126	\$191.10	\$215	0.29	0.150445	\$9.00
R0607068	260909103007	4124	1.111	\$191.10	\$212	0.29	0.150445	\$9.00
R0607071	260909103010	4124	1.008	\$191.10	\$193	0.29	0.150445	\$8.00
R0607072	260909103011	4124	1.107	\$191.10	\$212	0.29	0.150445	\$9.00
R0607073	260909103012	4124	1.192	\$191.10	\$228	0.29	0.150445	\$10.00
R0607074	260909103013	4124	1.027	\$191.10	\$196	0.29	0.150445	\$9.00
R0607075	260909103014	4124	1.007	\$191.10	\$192	0.29	0.150445	\$8.00
R0607076	260909103015	4124	1.102	\$191.10	\$211	0.29	0.150445	\$9.00
R0607077	260909103016	4124	1.21	\$191.10	\$231	0.29	0.150445	\$10.00
R0607079	260909103018	4124	1.04	\$191.10	\$199	0.29	0.150445	\$9.00
R0607083	260909402001	4124	1.359	\$191.10	\$260	0.29	0.150445	\$11.00
R0607084	260909402002	4124	1.223	\$191.10	\$234	0.29	0.150445	\$10.00
R0607085	260909402003	4124	1.186	\$191.10	\$227	0.29	0.150445	\$10.00
R0607086	260909402004	4124	1.148	\$191.10	\$219	0.29	0.150445	\$10.00
R0607087	260909402005	4124	1.094	\$191.10	\$209	0.29	0.150445	\$9.00
R0607088	260909402006	4124	1.025	\$191.10	\$196	0.29	0.150445	\$9.00
R0607089	260909402007	4124	1.022	\$191.10	\$195	0.29	0.150445	\$9.00

R0607090	260909402008	4124	1.03	\$191.10	\$197	0.29	0.150445	\$9.00
R0607091	260909402009	4124	1.007	\$191.10	\$192	0.29	0.150445	\$8.00
R0607094	260910205002	4124	1.315	\$191.10	\$251	0.29	0.150445	\$11.00
R0607095	260910205003	4124	1.195	\$191.10	\$228	0.29	0.150445	\$10.00
R0607097	260910305001	4124	1.007	\$191.10	\$192	0.29	0.150445	\$8.00
R0607098	260910305002	4124	1.004	\$191.10	\$192	0.29	0.150445	\$8.00
R0607099	260910305003	4124	1.162	\$191.10	\$222	0.29	0.150445	\$10.00
R0607100	260910305004	4124	1.218	\$191.10	\$233	0.29	0.150445	\$10.00
R0607102	260910305006	4124	1.01	\$191.10	\$193	0.29	0.150445	\$8.00
R0607103	260910305007	4124	1.01	\$191.10	\$193	0.29	0.150445	\$8.00
R0607104	260910305008	4124	1.01	\$191.10	\$193	0.29	0.150445	\$8.00
R0607105	260910305009	4124	1.01	\$191.10	\$193	0.29	0.150445	\$8.00
R0607107	260910305011	4124	1.152	\$191.10	\$220	0.29	0.150445	\$10.00
R0607108	260910305012	4124	1.152	\$191.10	\$220	0.29	0.150445	\$10.00
R0607129	260910305033	4124	1.153	\$191.10	\$220	0.29	0.150445	\$10.00
R0607130	260910305034	4124	1.025	\$191.10	\$196	0.29	0.150445	\$9.00
R0607131	260910305035	4124	1.008	\$191.10	\$193	0.29	0.150445	\$8.00
R0607132	260910305036	4124	1.01	\$191.10	\$193	0.29	0.150445	\$8.00
R0607133	260910305037	4124	1.01	\$191.10	\$193	0.29	0.150445	\$8.00
R0607134	260910305038	4124	1.01	\$191.10	\$193	0.29	0.150445	\$8.00
R0607135	260910305039	4124	1.125	\$191.10	\$215	0.29	0.150445	\$9.00
R0607136	260910305040	4124	1.004	\$191.10	\$192	0.29	0.150445	\$8.00
R0607137	260910305041	4124	1.03	\$191.10	\$197	0.29	0.150445	\$9.00
R0607138	260910305042	4124	1.011	\$191.10	\$193	0.29	0.150445	\$8.00
R0607139	260910305043	4124	1.009	\$191.10	\$193	0.29	0.150445	\$8.00
R0607140	260910305044	4124	1.008	\$191.10	\$193	0.29	0.150445	\$8.00
R0607141	260910305045	4124	1.007	\$191.10	\$192	0.29	0.150445	\$8.00
R0607142	260910305046	4124	1.021	\$191.10	\$195	0.29	0.150445	\$9.00
R0607159	260910308003	4124	2.001	\$191.10	\$382	0.29	0.150445	\$17.00
R0607160	260910308004	4124	2.001	\$191.10	\$382	0.29	0.150445	\$17.00
Totals					\$708,647		_	\$30,916.00
2021 NOV					\$5,136,540			\$224,106.00
Difference					-\$4,427,893		_	-\$193,190.00

Tax Year:	2021		Assessor Findings:				
Date	10/24/2023	Abatement	Adjust				
Received:		Recommendation:					
Petitioner:	WIENS RANCH COMPANY INC	Revised as per Hearing	g Officer's Recommendation				
		Amendment subdivision President, Wiens Rand Exemption Subdivision initiated by the Assess The Notice of Determination appeal to the County Exemption Per the Assessor's Reproperty owner previous denied an abatement of filed an earlier appeal (App. 1994).	tion: The subject accounts are 76 single family residential lots in the Remuda Ranch Exemption 1st n. All 76 accounts were timely appealed at the Assessor level in May of 2021 via email from Diana Wiens, th Company Inc. The cover page stated, "Wiens Ranch Company, Inc, wishes to appeal all Remuda Ranch Properties and Account Numbers R0479529, R0479531 and R0479532." Therefore, an appeal was por's office and a determination made. Ination for the appealed accounts was sent to the property owner via email August 16, 2021. In addition, the inforeach account was posted to the Assessor's public web site. The property owner did not continue their oard of Equalization ending their appeal options for the 2021 tax year. If the reference Library (ARL), Colorado Revised Statutes and Colorado case law, an abatement is barred if the sly filed an appeal for the tax year. Case law specific to this abatement filing; the Colorado Court of Appeals by ruling reclassification from agricultural to vacant land was an overvaluation issue, and the petitioner had based on overvaluation. Wyler/Pebble Creek Ranch v. Board of Assessment Appeals, 883 P.2d 597 (Colo.)				
Agent:		Staff Appraiser:	SWC				
Agent:	D (0 1%)						
Petitioner's	Property Condition	Review Appraiser:	SWC				
Request: Petitioner's	\$45	Hearing Comments:					
	φ+υ 	Hearing Comments:					
Requested Value:							
value.		Assessor Final \$1,092,878					
		Review Value:					
		TOTION VAIAC.					
		I					

Origina	l Valu	es						Abatement Final F	Results							
Account #	Abst.	Tax Dist.	Actual Value	Assm't.	<u>Assessed</u>	Tax Rate	Tax Amt.	Account Decision	Abst.		<u>Actual</u>	Assm't.	<u>Assessed</u>	Tax Rate	Tax Amt.	<u>Refund</u>
R0607062	Code 0100	3300	\$67,283	Rate 29.00%	<u>Value</u> \$19,510	15.0849%	\$2,943.06		<u>Code</u> 4124	<u>Dist.</u> 3300	<u>Value</u> \$207	Rate 29.00%	<u>Value</u> \$60	15.0849%	\$9.05	\$2,934.01
110007002		Acct. Total:	\$67,283	20.0070	\$19,510	10.001070	\$2,943.06		1 1 - 1	Acct. Total:	\$207	20.0070	\$60	10.001070	\$9.05	\$2,934.01
	-	Adot: Total.	ψ01,200		ψ10,010		Ψ2,010.00	Adjust - Requirements			·	nd under C.F	·	6)(A) have be		Ψ2,001.01
											9			-,(-,-,-,-,-,-,-,-,-,-,-,-,-,-,-,-,-,-,		
			400-11	22.220/	***	1= 00 100/	*****					22.2224	***	1-001001		
R0607063	0100	3300	\$66,715	29.00%	\$19,350	15.0849%	\$2,918.93		4124	3300	\$200	29.00%	\$60	15.0849%	\$9.05	\$2,909.88
		Acct. Total:	\$66,715		\$19,350		\$2,918.93			Acct. Total:	\$200		\$60	2)(1)	\$9.05	\$2,909.88
								Adjust - Requirements	for classi	fication as A	gricultural Lar	id under C.F	R.S. 39-1-102(1.	6)(A) have be	en met.	
R0607064	0100	3300	\$66,426	29.00%	\$19,260	15.0849%	\$2,905.35		4124	3300	\$197	29.00%	\$60	15.0849%	\$9.05	\$2,896.30
		Acct. Total:	\$66,426		\$19,260		\$2,905.35		Δ	cct. Total:	\$197		\$60		\$9.05	\$2,896.30
								Adjust - Requirements	for classi	fication as A	gricultural Lar	nd under C.F	R.S. 39-1-102(1.	6)(A) have be	en met.	
R0607065	0100	3300	\$66,867	29.00%	\$19,390	15.0849%	\$2,924.96		4124	3300	\$202	29.00%	\$60	15.0849%	\$9.05	\$2,915.91
		Acct. Total:	\$66,867		\$19,390		\$2,924.96		Δ	cct. Total:	\$202		\$60		\$9.05	\$2,915.91
								Adjust - Requirements	for classi	fication as A	gricultural Lar	nd under C.F	R.S. 39-1-102(1.	6)(A) have be	en met.	
R0607066	0100	3300	\$68,015	29.00%	\$19,720	15.0849%	\$2,974.74		4124	3300	\$215	29.00%	\$60	15.0849%	\$9.05	\$2,965.69
		Acct. Total:	\$68,015		\$19,720		\$2,974.74			Acct. Total:	\$215		\$60		\$9.05	\$2,965.69
								Adjust - Requirements	for classi	fication as A	gricultural Lar	nd under C.F	R.S. 39-1-102(1.	6)(A) have be	en met.	

R0607067	0100	3300	\$68,460	29.00%	\$19,850	15.0849%	\$2,994.35	4124	3300	\$221	29.00%	\$60	15.0849%	\$9.05	\$2,985.30
		Acct. Total:	\$68,460		\$19,850		\$2,994.35		Acct. Total:	\$221		\$60		\$9.05	\$2,985.30
								Adjust - Requirements for clas	sification as Ag	ricultural Lan	d under C.R	R.S. 39-1-102(1.0	6)(A) have been	met.	
R0607068	0100	3300	\$67,773	29.00%	\$19,650	15.0849%	\$2,964.18	4124	3300	\$212	29.00%	\$60	15.0849%	\$9.05	\$2,955.13
		Acct. Total:	\$67,773		\$19,650		\$2,964.18		Acct. Total:	\$212		\$60		\$9.05	\$2,955.13
								Adjust - Requirements for clas	sification as Ag	ricultural Lan	d under C.R	R.S. 39-1-102(1.0	6)(A) have been	met.	
R0607071	0100	3300	\$66,046	29.00%	\$19,150	15.0849%	\$2,888.76	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$2,879.71
		Acct. Total:	\$66,046		\$19,150		\$2,888.76		Acct. Total:	\$193		\$60		\$9.05	\$2,879.71
								Adjust - Requirements for clas	sification as Ag	ricultural Lan	d under C.R	R.S. 39-1-102(1.0	6)(A) have been	met.	
R0607072	0100	3300	\$67,708	29.00%	\$19,640	15.0849%	\$2,962.67	4124	3300	\$212	29.00%	\$60	15.0849%	\$9.05	\$2,953.62
		Acct. Total:	\$67,708		\$19,640		\$2,962.67		Acct. Total:	\$212		\$60		\$9.05	\$2,953.62
								Adjust - Requirements for clas	sification as Ag	ricultural Lan	d under C.R	R.S. 39-1-102(1.0	6)(A) have been	met.	
R0607073	0100	3300	\$69,050	29.00%	\$20,020	15.0849%	\$3,020.00	4124	3300	\$228	29.00%	\$70	15.0849%	\$10.56	\$3,009.44
		Acct. Total:	\$69,050		\$20,020		\$3,020.00		Acct. Total:	\$228		\$70		\$10.56	\$3,009.44
								Adjust - Requirements for clas	sification as Ag	ricultural Lan	d under C.R	R.S. 39-1-102(1.0	6)(A) have been	met.	
R0607074	0100	3300	\$66,374	29.00%	\$19,250	15.0849%	\$2,903.84	4124	3300	\$196	29.00%	\$60	15.0849%	\$9.05	\$2,894.79

		Acct. Total:	\$66,374		\$19,250		\$2,903.84		Acct. Total:	\$196		\$60		\$9.05	\$2,894.79
								Adjust - Requirements for class	sification as Agri	icultural Lan	d under C.R.	S. 39-1-102(1.6	S)(A) have been	met.	
R0607075	0100	3300	\$66,029	29.00%	\$19,150	15.0849%	\$2,888.76	4124	3300	\$192	29.00%	\$60	15.0849%	\$9.05	\$2,879.71
		Acct. Total:	\$66,029		\$19,150		\$2,888.76		Acct. Total:	\$192		\$60		\$9.05	\$2,879.71
								Adjust - Requirements for class	sification as Agri	icultural Lan	d under C.R.	S. 39-1-102(1.6	S)(A) have been	met.	
				22.224		1-004004					22.224		4-00404	40.00	
R0607076	0100	3300	\$67,627	29.00%	\$19,610	15.0849%	\$2,958.15	4124	3300	\$211	29.00%	\$60	15.0849%	\$9.05	\$2,949.10
		Acct. Total:	\$67,627		\$19,610		\$2,958.15		Acct. Total:	\$211		\$60		\$9.05	\$2,949.10
								Adjust - Requirements for class	sification as Agri	icultural Lan	d under C.R.	S. 39-1-102(1.6	S)(A) have been	met.	
R0607077	0100	3300	\$69,326	29.00%	\$20,100	15.0849%	\$3,032.06	4124	3300	\$231	29.00%	\$70	15.0849%	\$10.56	\$3,021.50
		Acct. Total:	\$69,326		\$20,100		\$3,032.06		Acct. Total:	\$231		\$70		\$10.56	\$3,021.50
								Adjust - Requirements for class		icultural Lan	d under C.R.	S. 39-1-102(1.6	S)(A) have been	met.	
R0607078	0100	3300	\$66,630	29.00%	\$19,320	15.0849%	\$2,914.40	4124	3300	\$199	29.00%	\$60	15.0849%	\$9.05	\$2,905.35
		Acct. Total:	\$66,630		\$19,320		\$2,914.40		Acct. Total:	\$199		\$60		\$9.05	\$2,905.35
								Adjust - Requirements for class		icultural Lan	d under C.R.	S. 39-1-102(1.6	S)(A) have been	met.	
R0607079	0100	3300	\$66,596	29.00%	\$19,310	15.0849%	\$2,912.89	4124	3300	\$199	29.00%	\$60	15.0849%	\$9.05	\$2,903.84
		Acct. Total:	\$66,596		\$19,310		\$2,912.89		Acct. Total:	\$199		\$60		\$9.05	\$2,903.84
								Adjust - Requirements for class	sification as Agri	icultural Lan	d under C.R.	S. 39-1-102(1.6	6)(A) have been	met.	

R0607083	0100	3300	\$71,495	29.00%	\$20,730	15.0849%	\$3,127.10	4124	3300	\$260	29.00%	\$80	15.0849%	\$12.07	\$3,115.03
		Acct. Total:	\$71,495		\$20,730		\$3,127.10	· · · ·	Acct. Total:	\$260		\$80		\$12.07	\$3,115.03
		Addi. Fotali	ψ, 1, 100		Ψ20,100		ψο, ιΣι.ιο	Adjust - Requirements for clas			d under C R		3)(A) have been		Ψο, 110.00
R0607084	0100	3300	\$69,522	29.00%	\$20,160	15.0849%	\$3,041.12	4124	3300	\$234	29.00%	\$70	15.0849%	\$10.56	\$3,030.56
110007001	0.00	Acct. Total:	\$69,522	20.0070	\$20,160	10.00 10 /0	\$3,041.12	1.21	Acct. Total:	\$234	20.0070	\$70	10.001070	\$10.56	\$3,030.56
		Acct. Total.	Ψ03,022		Ψ20,100		ψ0,0+1.12	Adjust - Requirements for clas		·	d under C.R.	·	S)(A) have been		ψ0,000.00
								rajust resquirements for siat	omedien de 7 ig	mountariar Earl	a diladi Girti	.0.00 1 102(1.0)(1) 11470 20011	11101.	
R0607085	0100	3300	\$68,958	29.00%	\$20,000	15.0849%	\$3,016.98	4124	3300	\$227	29.00%	\$70	15.0849%	\$10.56	\$3,006.42
		Acct. Total:	\$68,958		\$20,000		\$3,016.98		Acct. Total:	\$227		\$70		\$10.56	\$3,006.42
								Adjust - Requirements for cla	sification as Ag	ricultural Lan	d under C.R.	.S. 39-1-102(1.6	6)(A) have been	met.	
R0607086	0100	3300	\$68,365	29.00%	\$19,830	15.0849%	\$2,991.34	4124	3300	\$219	29.00%	\$60	15.0849%	\$9.05	\$2,982.29
		Acct. Total:	\$68,365		\$19,830		\$2,991.34		Acct. Total:	\$219		\$60		\$9.05	\$2,982.29
								Adjust - Requirements for clas	sification as Ag	ricultural Lan	d under C.R.	.S. 39-1-102(1.6	6)(A) have been	met.	
	2122			22.224	440.550	1= 00 100/	********	11101	2000	4000	22.222/	***	1= 22 122/	40.05	
R0607087	0100	3300	\$67,497	29.00%	\$19,570	15.0849%	\$2,952.11	4124	3300	\$209	29.00%	\$60	15.0849%	\$9.05	\$2,943.06
		Acct. Total:	\$67,497		\$19,570		\$2,952.11		Acct. Total:	\$209		\$60		\$9.05	\$2,943.06
								Adjust - Requirements for clas	ssification as Ag	ricultural Lan	d under C.R.	.S. 39-1-102(1.6	6)(A) have been	met.	
R0607088	0100	3300	\$66,340	29.00%	\$19,240	15.0849%	\$2,902.33	4124	3300	\$196	29.00%	\$60	15.0849%	\$9.05	\$2,893.28
		Acct. Total:	\$66,340		\$19,240		\$2,902.33		Acct. Total:	\$196		\$60		\$9.05	\$2,893.28
			. ,		, ,		. ,	Adjust - Requirements for clas		ricultural Lan	d under C.R.	.S. 39-1-102(1.6	6)(A) have been		. ,
								, ,	1.2						

R0607089	0100	3300	\$66,288	29.00%	\$19,220	15.0849%	\$2,899.32	4124	3300	\$195	29.00%	\$60	15.0849%	\$9.05	\$2,890.27
		Acct. Total:	\$66,288		\$19,220		\$2,899.32		Acct. Total:	\$195		\$60		\$9.05	\$2,890.27
								Adjust - Requirements for cla	ssification as Ag	ricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have been	met.	
R0607090	0100	3300	\$66,426	29.00%	\$19,260	15.0849%	\$2,905.35	4124	3300	\$197	29.00%	\$60	15.0849%	\$9.05	\$2,896.30
		Acct. Total:	\$66,426		\$19,260		\$2,905.35		Acct. Total:	\$197		\$60		\$9.05	\$2,896.30
								Adjust - Requirements for cla	ssification as Ag	ricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have been	met.	
R0607091	0100	3300	\$66,029	29.00%	\$19,150	15.0849%	\$2,888.76	4124	3300	\$192	29.00%	\$60	15.0849%	\$9.05	\$2,879.71
		Acct. Total:	\$66,029		\$19,150		\$2,888.76		Acct. Total:	\$192		\$60		\$9.05	\$2,879.71
								Adjust - Requirements for cla	ssification as Ag	ricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have been	met.	
D0007004	0400	2222	# 00,000	00.000/	ФОО 400	45.00400/	Φ0 540 44	4404	2200	Φ054	00.000/	Ф70	45.00400/	#40.50	#0.500.00
R0607094	0100	3300	\$80,998	29.00%	\$23,490	15.0849%	\$3,543.44	4124	3300	\$251	29.00%	\$70 \$70	15.0849%	\$10.56	\$3,532.88
		Acct. Total:	\$80,998		\$23,490		\$3,543.44	Adjust - Requirements for cla	Acct. Total:	\$251	d under C D	·	G)(A) baya baan	\$10.56	\$3,532.88
								Adjust - Requirements for cla	ssilication as Ag	ncultural Lan	a unaer C.R	.5. 59-1-102(1.6	b)(A) nave been	met.	
R0607095	0100	3300	\$78,968	29.00%	\$22,900	15.0849%	\$3,454.44	4124	3300	\$228	29.00%	\$70	15.0849%	\$10.56	\$3,443.88
		Acct. Total:	\$78,968		\$22,900		\$3,454.44		Acct. Total:	\$228		\$70		\$10.56	\$3,443.88
				<u> </u>	·			Adjust - Requirements for cla	ssification as Ag	ricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have been	met.	
R0607097	0100	3300	¢66,000	29.00%	¢40.450	15.0849%	#2 000 7	4124	3300	\$192	29.00%	\$60	15.0849%	\$9.05	\$2,879.71
KU0U1U91	0100	Acct. Total:	\$66,029 \$66,029	29.00%	\$19,150 \$19,150	13.0049%	\$2,888.76 \$2,888.76	4124		\$192	29.00%	\$60	13.004970	\$9.05	\$2,879.71
		Acci. Total:	φ00,029		कृ । छ, । छ।		φ∠,000.70	Adjust Dequirements for all	Acct. Total:	, -	d under C D	,	6)(A) have have	·	φ ∠ ,019.11
								Adjust - Requirements for cla	SSIIICALION AS AC	niculturai Lan	u under C.R		o)(A) nave been	IIIEL.	

R0607098	0100	3300	\$65,977	29.00%	\$19,130	15.0849%	\$2,885.74	4124	3300	\$192	29.00%	\$60	15.0849%	\$9.05	\$2,876.69
		Acct. Total:	\$65,977		\$19,130		\$2,885.74		Acct. Total:	\$192		\$60		\$9.05	\$2,876.69
								Adjust - Requirements for clas	ssification as Ag	ıricultural Lan	d under C.R	R.S. 39-1-102(1.6	6)(A) have been	met.	
R0607099	0100	3300	\$68,585	29.00%	\$19,890	15.0849%	\$3,000.39	4124	3300	\$222	29.00%	\$60	15.0849%	\$9.05	\$2,991.34
		Acct. Total:	\$68,585		\$19,890		\$3,000.39		Acct. Total:	\$222		\$60		\$9.05	\$2,991.34
								Adjust - Requirements for clas	ssification as Ag	ricultural Lan	d under C.R	R.S. 39-1-102(1.6	6)(A) have been	met.	
R0607100	0100	3300	\$69,447	29.00%	\$20,140	15.0849%	\$3,038.10	4124	3300	\$233	29.00%	\$70	15.0849%	\$10.56	\$3,027.54
K0007 100	0100		. ,	29.0076		15.0649%		4124		\$233	29.0070	\$70 \$70	15.064976		
		Acct. Total:	\$69,447		\$20,140		\$3,038.10		Acct. Total:			·	2)/4)	\$10.56	\$3,027.54
								Adjust - Requirements for clas	ssilication as Ag	riculturai Lan	a under C.R	(.5. 39-1-102(1.6	b)(A) nave been	met.	
R0607102	0100	3300	\$75,521	29.00%	\$21,900	15.0849%	\$3,303.59	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$3,294.54
		Acct. Total:	\$75,521		\$21,900		\$3,303.59		Acct. Total:	\$193		\$60		\$9.05	\$3,294.54
				·				Adjust - Requirements for clas	ssification as Ag	ricultural Lan	d under C.R	R.S. 39-1-102(1.6	6)(A) have been	met.	
B0007400	0.400	10000	\$75.504	22 222	404.000	15.00.100/	40.000.50		2000	0.400	00.000/	***	15.00.100/	40.05	***
R0607103	0100	3300	\$75,521	29.00%	\$21,900	15.0849%	\$3,303.59	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$3,294.54
		Acct. Total:	\$75,521		\$21,900		\$3,303.59		Acct. Total:	\$193		\$60		\$9.05	\$3,294.54
								Adjust - Requirements for cla	ssification as Ag	ricultural Lan	d under C.R	R.S. 39-1-102(1.6	b)(A) have been	met.	
R0607104	0100	3300	\$75,521	29.00%	\$21,900	15.0849%	\$3,303.59	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$3,294.54
110007 104	0100	Acct. Total:	\$75,521	23.0070	\$21,900	10.004070	\$3,303.59	4124	Acct. Total:	\$193	23.0070	\$60	10.00-1070	\$9.05	\$3,294.54
		Acci. Iolai.	φι υ,υΖ Ι		φ21,900		φυ,υυυ.υθ		ACCI. TOIAI:	φ 193		φθυ		φ9.05	φυ,∠94.04

								Adjust - Requirements for class	sification as Ag	ıricultural Lan	d under C.R.	S. 39-1-102(1.6	6)(A) have bee	n met.		
R0607105	0100	3300	\$75,521	29.00%	\$21,900	15.0849%	\$3,303.59	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$3,294.54	
		Acct. Total:	\$75,521		\$21,900		\$3,303.59		Acct. Total:	\$193		\$60		\$9.05	\$3,294.54	
								Adjust - Requirements for class	sification as Ag	ricultural Lan	d under C.R.	S. 39-1-102(1.6	6)(A) have bee	n met.		
R0607107	0100	3300	\$78,204	29.00%	\$22,680	15.0849%	\$3,421.26	4124	3300	\$220	29.00%	\$60	15.0849%	\$9.05	\$3,412.21	
		Acct. Total:	\$78,204		\$22,680		\$3,421.26		Acct. Total:	\$220		\$60		\$9.05	\$3,412.21	
								Adjust - Requirements for class	sification as Ag	ricultural Lan	d under C.R.S	S. 39-1-102(1.6	6)(A) have bee	n met.		
R0607108	0100	3300	\$78,204	29.00%	\$22,680	15.0849%	\$3,421.26	4124	3300	\$220	29.00%	\$60	15.0849%	\$9.05	\$3,412.21	
		Acct. Total:	\$78,204		\$22,680		\$3,421.26		Acct. Total:	\$220		\$60		\$9.05	\$3,412.21	
								Adjust - Requirements for class	sification as Ag	ricultural Lan	d under C.R.	S. 39-1-102(1.6	6)(A) have bee	n met.		
R0607111	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	_	
		Acct. Total:	\$50,405		\$14,620		\$2,205.41		Acct. Total:	\$50,405		\$14,620		\$2,205.41	-	
								Deny - Requirements for class	sification as Ag	ricultural Land	d under C.R.S	S. 39-1-102(1.6	i)(A) have not b	peen met.		
R0607112	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41		
110007112	0100	Acct. Total:	\$50,405	23.0070	\$14,620	13.004370	\$2,205.41		Acct. Total:	\$50,405	23.0070	\$14,620	13.00+370	\$2,205.41	_	
		Acct. Total.	ψου, 100		Ψ11,020		Ψ2,200.11	Deny - Requirements for classification as Agricultural Land under C.R.S. 39-1-102(1.6)(A) have not been met.								
R0607113	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	-	

	-	Acct. Total:	\$50,405		\$14,620		\$2,205.41		Acct. Total:	\$50,405		\$14,620		\$2,205.41	
								Deny - Requirements for class	ification as Agr	ricultural Land	under C.R.S	S. 39-1-102(1.6	(A) have not	been met.	
R0607114	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	
	-	Acct. Total:	\$50,405		\$14,620		\$2,205.41		Acct. Total:	\$50,405		\$14,620		\$2,205.41	
								Deny - Requirements for class	ification as Agr	ricultural Land	under C.R.S	S. 39-1-102(1.6	(A) have not	been met.	
R0607115	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	
	-	Acct. Total:	\$50,405		\$14,620		\$2,205.41		Acct. Total:	\$50,405		\$14,620		\$2,205.41	
								Deny - Requirements for class	ification as Agr	ricultural Land	under C.R.S	S. 39-1-102(1.6	S)(A) have not	been met.	
R0607116	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	
		Acct. Total:	\$50,405		\$14,620		\$2,205.41		Acct. Total:	\$50,405		\$14,620		\$2,205.41	
			. ,		, ,		. ,	Deny - Requirements for class			l under C.R.S		(A) have not	1 1	
R0607117	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	
	-	Acct. Total:	\$50,405		\$14,620		\$2,205.41		Acct. Total:	\$50,405		\$14,620		\$2,205.41	
								Deny - Requirements for class	ification as Agr	ricultural Land	under C.R.S	S. 39-1-102(1.6	S)(A) have not	been met.	
R0607118	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	
		Acct. Total:	\$50,405		\$14,620	2.22.27	\$2,205.41		Acct. Total:	\$50,405	13.33.0	\$14,620		\$2,205.41	
								Deny - Requirements for class			I under C.R.S		S)(A) have not		
													,		

R0607119	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41	0100	3300	\$50,405	29.00%	\$14,620	15.0849%	\$2,205.41			
		Acct. Total:	\$50,405		\$14,620		\$2,205.41		Acct. Total:	\$50,405		\$14,620		\$2,205.41			
								Deny - Requirements for class	ification as A	gricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have not	been met.			
R0607125	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28			
		Acct. Total:	\$49,849		\$14,460		\$2,181.28		Acct. Total:	\$49,849		\$14,460		\$2,181.28			
								Deny - Requirements for class	ification as A	gricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have not	been met.			
R0607126	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28			
		Acct. Total:	\$49,849		\$14,460		\$2,181.28		Acct. Total:	\$49,849		\$14,460		\$2,181.28			
								Deny - Requirements for classification as Agricultural Land under C.R.S. 39-1-102(1.6)(A) have not been met.									
R0607127	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28			
		Acct. Total:	\$49,849		\$14,460		\$2,181.28		Acct. Total:	\$49,849		\$14,460		\$2,181.28			
								Deny - Requirements for class	sification as A	gricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have not	been met.			
R0607128	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28			
10007 120		Acct. Total:	\$49,849	29.00%	\$14,460	15.0649%	\$2,181.28		Acct. Total:	\$49,849	29.00%	\$14,460	13.004970	\$2,181.28	•		
		Acct. Total.	φ49,049		φ14,400		φ2,101.20	Deny - Requirements for class		. ,	d under C P		S)(A) have not		•		
								Derry - Requirements for class	silication as A	griculturar Lan	u under C.IV	.0. 59-1-102(1.0	J)(A) Have Hot	been met.			
R0607129	0100	3300	\$68,444	29.00%	\$19,850	15.0849%	\$2,994.35	4124	3300	\$220	29.00%	\$60	15.0849%	\$9.05	\$2,985.30		
		Acct. Total:	\$68,444		\$19,850		\$2,994.35		Acct. Total:	\$220		\$60		\$9.05	\$2,985.30		
								Adjust - Requirements for clas		gricultural Lan	d under C.F	R.S. 39-1-102(1.	6)(A) have bee	en met.	·		

R0607130	0100	3300	\$66,340	29.00%	\$19,240	15.0849%	\$2,902.33	4124	3300	\$196	29.00%	\$60	15.0849%	\$9.05	\$2,893.28
		Acct. Total:	\$66,340		\$19,240		\$2,902.33		Acct. Total:	\$196		\$60		\$9.05	\$2,893.28
		·	·	·				Adjust - Requirements for cla	ssification as A	gricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have been i	met.	
R0607131	0100	3300	\$66,046	29.00%	\$19,150	15.0849%	\$2,888.76	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$2,879.71
		Acct. Total:	\$66,046		\$19,150		\$2,888.76		Acct. Total:	\$193		\$60		\$9.05	\$2,879.71
								Adjust - Requirements for cla	ssification as A	gricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have been i	met.	
R0607132	0100	3300	\$66,081	29.00%	\$19,160	15.0849%	\$2,890.27	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$2,881.22
		Acct. Total:	\$66,081		\$19,160		\$2,890.27		Acct. Total:	\$193		\$60		\$9.05	\$2,881.22
	Adjust - Requirements for classification as Agricultural Land under C.R.S. 39-1-102(1.6)(A) have been met.														
R0607133	0100	3300	\$66,081	29.00%	\$19,160	15.0849%	\$2,890.27	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$2,881.22
. 1000		Acct. Total:	\$66,081		\$19,160	.0.00 .0 /0	\$2,890.27		Acct. Total:	\$193	20.0075	\$60		\$9.05	\$2,881.22
		7.1000. 1.010.1.	****		+ : = , : = =		+ =,	Adjust - Requirements for cla		,	d under C.R		6)(A) have been i	·	+-,
										,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
R0607134	0100	3300	\$66,081	29.00%	\$19,160	15.0849%	\$2,890.27	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$2,881.22
		Acct. Total:	\$66,081		\$19,160		\$2,890.27		Acct. Total:	\$193		\$60		\$9.05	\$2,881.22
								Adjust - Requirements for cla	ssification as A	gricultural Lan	d under C.R	S. 39-1-102(1.6	6)(A) have been i	met.	
R0607135	0100	3300	\$67,999	29.00%	\$19,720	15.0849%	\$2,974.74	4124	3300	\$215	29.00%	\$60	15.0849%	\$9.05	\$2,965.69
		Acct. Total:	\$67,999		\$19,720		\$2,974.74		Acct. Total:	\$215		\$60		\$9.05	\$2,965.69
			. ,		. , -		. ,	Adjust - Requirements for cla		aricultural I an	d under C R	S. 39-1-102(1.6	6)(A) have been i	·	. ,

R0607136	0100	3300	\$65,977	29.00%	\$19,130	15.0849%	\$2,885.74	4124	3300	\$192	29.00%	\$60	15.0849%	\$9.05	\$2,876.69
		Acct. Total:	\$65,977		\$19,130		\$2,885.74		Acct. Total:	\$192		\$60		\$9.05	\$2,876.69
								Adjust - Requirements for class	sification as Ag	ricultural Lan	d under C.R	R.S. 39-1-102(1.6	6)(A) have been	met.	
R0607137	0100	3300	\$66,426	29.00%	\$19,260	15.0849%	\$2,905.35	4124	3300	\$197	29.00%	\$60	15.0849%	\$9.05	\$2,896.30
		Acct. Total:	\$66,426		\$19,260		\$2,905.35		Acct. Total:	\$197		\$60		\$9.05	\$2,896.30
								Adjust - Requirements for class	sification as Agı	ricultural Lan	d under C.R	R.S. 39-1-102(1.6	6)(A) have been	met.	
R0607138	0100	3300	\$66,098	29.00%	\$19,170	15.0849%	\$2,891.78	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$2,882.73
		Acct. Total:	\$66,098		\$19,170		\$2,891.78		Acct. Total:	\$193		\$60		\$9.05	\$2,882.73
		·						Adjust - Requirements for class	sification as Ag	ricultural Lan	d under C.R	R.S. 39-1-102(1.6	6)(A) have been	met.	
R0607139	0100	3300	\$66,064	29.00%	\$19,160	15.0849%	\$2,890.27	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$2,881.22
		Acct. Total:	\$66,064		\$19,160		\$2,890.27		Acct. Total:	\$193		\$60		\$9.05	\$2,881.22
								Adjust - Requirements for class	sification as Agı	ricultural Lan	d under C.R	R.S. 39-1-102(1.6	6)(A) have been	met.	
R0607140	0100	3300	\$66,046	29.00%	\$19,150	15.0849%	\$2,888.76	4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$2,879.71
		Acct. Total:	\$66,046		\$19,150		\$2,888.76		Acct. Total:	\$193		\$60		\$9.05	\$2,879.71
								Adjust - Requirements for class	sification as Ag	ricultural Lan	d under C.R	R.S. 39-1-102(1.6	6)(A) have been	met.	
R0607141	0100	3300	\$66,029	29.00%	\$19,150	15.0849%	\$2,888.76	4124	3300	\$192	29.00%	\$60	15.0849%	\$9.05	\$2,879.71
		Acct. Total:	\$66,029		\$19,150		\$2,888.76		Acct. Total:	\$192		\$60		\$9.05	\$2,879.71

								Adjust - Requirements for clas	sification as Aç	pricultural Lan	d under C.R.	S. 39-1-102(1.6	S)(A) have bee	n met.					
R0607142	0100	3300	\$66,271	29.00%	\$19,220	15.0849%	\$2,899.32	4124	3300	\$195	29.00%	\$60	15.0849%	\$9.05	\$2,890.27				
		Acct. Total:	\$66,271		\$19,220		\$2,899.32		Acct. Total:	\$195		\$60		\$9.05	\$2,890.27				
								Adjust - Requirements for clas	sification as Ag	iricultural Lan	d under C.R.	S. 39-1-102(1.6	i)(A) have bee	n met.					
R0607143	0100	3300	\$55,534	29.00%	\$16,100	15.0849%	\$2,428.67	0100	3300	\$55,534	29.00%	\$16,100	15.0849%	\$2,428.67	-				
		Acct. Total:	\$55,534		\$16,100		\$2,428.67		Acct. Total:	\$55,534		\$16,100		\$2,428.67	-				
					·			Deny - Requirements for clas	sification as Ag	ricultural Land	under C.R.	S. 39-1-102(1.6)(A) have not l	been met.					
R0607144	0100	3300	\$55,534	29.00%	\$16,100	15.0849%	\$2,428.67	0100	3300	\$55,534	29.00%	\$16,100	15.0849%	\$2,428.67	-				
		Acct. Total:	\$55,534		\$16,100		\$2,428.67		Acct. Total:	\$55,534		\$16,100		\$2,428.67	-				
	Deny - Requirements for classification as Agricultural Land under C.R.S. 39-1-102(1.6)(A) have not been met.																		
R0607145	0100	3300	\$55,534	29.00%	\$16,100	15.0849%	\$2,428.67	0100	3300	\$55,534	29.00%	\$16,100	15.0849%	\$2,428.67	-				
		Acct. Total:	\$55,534		\$16,100		\$2,428.67		Acct. Total:	\$55,534		\$16,100		\$2,428.67	-				
								Deny - Requirements for clas	sification as Ag	ricultural Land	d under C.R.	S. 39-1-102(1.6)(A) have not l	been met.					
R0607146	0100	3300	\$55,534	29.00%	\$16,100	15.0849%	\$2,428.67	0100	3300	\$55,534	29.00%	\$16,100	15.0849%	\$2,428.67	-				
		Acct. Total:	\$55,534		\$16,100		\$2,428.67		Acct. Total:	\$55,534		\$16,100		\$2,428.67	-				
								Deny - Requirements for clas	sification as Ag	ricultural Land	d under C.R.S	nder C.R.S. 39-1-102(1.6)(A) have not been met.							
R0607152	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	-				

		Acct. Total:	\$51,410		\$14,910		\$2,249.16		Acct. Total:	\$51,410		\$14,910		\$2,249.16	
								Deny - Requirements for class	sification as Aç	gricultural Lan	d under C.R	.S. 39-1-102(1.6	S)(A) have not l	peen met.	
R0607153	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	
		Acct. Total:	\$51,410		\$14,910		\$2,249.16		Acct. Total:	\$51,410		\$14,910		\$2,249.16	
								Deny - Requirements for class	sification as Aç	gricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have not l	peen met.	
R0607154	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	
		Acct. Total:	\$51,410		\$14,910		\$2,249.16		Acct. Total:	\$51,410		\$14,910		\$2,249.16	
								Deny - Requirements for class	sification as Aç	gricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have not b	peen met.	
R0607155	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	
		Acct. Total:	\$51,410		\$14,910		\$2,249.16		Acct. Total:	\$51,410		\$14,910		\$2,249.16	
								Deny - Requirements for class	sification as Aç	gricultural Lan	d under C.R	.S. 39-1-102(1.6	6)(A) have not l	peen met.	
R0607157	0100	3300	\$79,223	29.00%	\$22,970	15.0849%	\$3,465.00	4124	3300	\$382	29.00%	\$110	15.0849%	\$16.59	\$3,448.41
		Acct. Total:	\$79,223	20.0075	\$22,970	10.00.1070	\$3,465.00		Acct. Total:	\$382	20.0075	\$110	10.00.1070	\$16.59	\$3,448.41
			****		+,-,-			Adjust - Requirements for clas		·	d under C.R	· -	6)(A) have bee	·	+ -, · · · · · ·
R0607159	0100	3300	\$79,223	29.00%	\$22,970	15.0849%	\$3,465.00	4124	3300	\$382	29.00%	\$110	15.0849%	\$16.59	\$3,448.41
		Acct. Total:	\$79,223		\$22,970		\$3,465.00		Acct. Total:	\$382		\$110		\$16.59	\$3,448.41
								Adjust - Requirements for classification as Agricultural Land under C.R.S. 39-1-102(1.6)(A) have been met.							

R0607160	0100	3300	\$79,223	29.00%	\$22,970	15.0849%	\$3,465.00	41	24	3300	\$382	29.00%	\$110	15.0849%	\$16.59	\$3,448.41
		Acct. Total:	\$79,223		\$22,970		\$3,465.00			Acct. Total:	\$382		\$110		\$16.59	\$3,448.41
								Adjust - Requirements for	clas	sification as A	Agricultural Lar	nd under C.	R.S. 39-1-102(1.	6)(A) have be	een met.	
R0607161	0100	3300	\$79,275	29.00%	\$22,990	15.0849%	\$3,468.02	41	124	3300	\$383	29.00%	\$110	15.0849%	\$16.59	\$3,451.43
		Acct. Total:	\$79,275		\$22,990		\$3,468.02			Acct. Total:	\$383		\$110		\$16.59	\$3,451.43
		<u>'</u>	<u> </u>			<u>'</u>		Adjust - Requirements for	clas	sification as A	Agricultural Lar	nd under C.	R.S. 39-1-102(1.	6)(A) have be	een met.	
		Grand Total:	\$4,904,085		\$1,422,140		\$214,528.38			Grand Total:	\$1,092,878		\$317,050		\$47,826.63	\$166,701.75
		Grand Total:	\$4,904,085		\$1,422,140		\$Z14,5Z8.38			Grand Total:	\$1,092,878		\$317,050		\$47,826.63	\$100,701.75

Tax Year:	2022		Assessor Findings:
Date	10/24/2023	Abatement	Adjust
Received:		Recommendation:	
Petitioner:	WIENS RANCH COMPANY INC	Revised as per Hearin	g Officer's Recommendation
		Amendment subdivision agricultural operation v	tion: The subject accounts are 63 single family residential lots in the Remuda Ranch Exemption 1st on in west central Douglas County. The subject accounts were subdivided within the larger Wiens Ranch via the Remuda Ranch Exemption 1st Amendment plat recorded September 4, 2019. Because of the ent, road installation, etc. the subject accounts were reclassified for the 2021 tax year from agricultural to l.
		year. The 2021 appeal Equalization ending th	were appealed to the Assessor for the 2021 tax year. An Assessor level appeal was not filed for the 2022 tax I was denied by the Assessor and the petitioner did not continue their appeal to the County Board of eir appeal options for the 2021 tax year. Therefore, the subject accounts were not classified as agricultural for qualify for agricultural classification a parcel must have been used for a qualifying farm or ranch purpose for s the current year.
		had hay cut on them in 2022 was a particularly	ber 10, 2023 of the subject accounts showed all or parts of the subject accounts had been reseeded and/or a 2023. No evidence has been provided that the subject accounts had hay harvested on them in 2022. As y dry year in terms of moisture to grow a hay crop that would support the assumption hay was not harvested 2. Therefore, it is the recommendation of the Assessor's office that the 2022 abatement petition request for on be denied. Hearing Officer's Recommendation: Adjusted at the 4/16/24 Hearing.
Agent:		Staff Appraiser:	SWC
Petitioner's Request:	Property Condition	Review Appraiser:	SWC
Petitioner's Requested Value:	\$45	Hearing Comments:	
		Assessor Final	\$708,646
		Review Value:	

Origina	l Value	es						Abatement Final	Results							
Account #	Abst.		Actual Value	Assm't.	<u>Assessed</u>	Tax Rate	Tax Amt.	Account Decision	Abst.	<u>Tax</u>	Actual Value	Assm't.	<u>Assessed</u>	Tax Rate	Tax Amt.	<u>Refund</u>
	Code			<u>Rate</u>	<u>Value</u>				Code	Dist.		Rate	<u>Value</u>			
R0607062		3300	\$86,507	29.00%	\$25,090	15.0445%	\$3,774.67		4124	3300	\$207	26.40%	\$50	15.0445%	\$7.52	\$3,767.15
	4	Acct. Total:	\$86,507		\$25,090		\$3,774.67			cct. Total:	·		\$50		\$7.52	\$3,767.15
								Adjust - Requirements	for classifi	ication as A	Agricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have bee	n met.	
R0607063	0100	3300	\$85,776	29.00%	\$24,880	15.0445%	\$3,743.07		4124	3300	\$200	26.40%	\$50	15.0445%	\$7.52	\$3,735.55
110007003		Acct. Total:	\$85,776	23.0070	\$24,880	13.044370	\$3,743.07			cct. Total:	,	20.4070	\$50	10.044070	\$7.52	\$3,735.55
		ACCI. TOTAL.	φου,770		φ24,000		φυ, 140.01	Adjust - Requirements			·	Lundor C D 9		ι(Λ) have been	·	φυ, 1 υυ.υυ
								Adjust - Nequirements	ioi ciassiii	ication as A	ngriculturar Lanc	under C.N.	3. 39-1-102(1.0)	(A) Have beel	i illet.	
R0607064	0100	3300	\$85,405	29.00%	\$24,770	15.0445%	\$3,726.52		4124	3300	\$197	26.40%	\$50	15.0445%	\$7.52	\$3,719.00
		Acct. Total:	\$85,405		\$24,770		\$3,726.52		A	cct. Total:	\$197		\$50		\$7.52	\$3,719.00
			, ,					Adjust - Requirements			·	under C.R.		(A) have been	·	. ,
R0607065	0100	3300	\$85,971	29.00%	\$24,930	15.0445%	\$3,750.59		4124	3300	\$202	26.40%	\$50	15.0445%	\$7.52	\$3,743.07
	4	Acct. Total:	\$85,971		\$24,930		\$3,750.59			cct. Total:			\$50		\$7.52	\$3,743.07
								Adjust - Requirements	for classif	ication as <i>F</i>	Agricultural Lanc	under C.R.	S. 39-1-102(1.6)	(A) have bee	n met.	
R0607066	0100	3300	\$87,448	29.00%	\$25,360	15.0445%	\$3,815.29		4124	3300	\$215	26.40%	\$60	15.0445%	\$9.03	\$3,806.26
										cct. Total:	·		\$60		·	\$3,806.26
			. ,									under C.R.S		(A) have bee		
K0007000		Acct. Total:	\$87,448	29.00%	\$25,360	13.044370	\$3,815.29		A	cct. Total:	\$215		\$60	0	0	0 \$9.03

R0607068	0100	3300	\$87,137	29.00%	\$25,270	15.0445%	\$3,801.75	4124	1	3300	\$212	26.40%	\$60	15.0445%	\$9.03	\$3,792.72
		Acct. Total:	\$87,137		\$25,270		\$3,801.75		A	cct. Total:	\$212		\$60		\$9.03	\$3,792.72
								ust - Requirements for cla	assifi	ication as Agr	ricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been n	net.	
R0607071	0100	3300	\$84,917	29.00%	\$24,630	15.0445%	\$3,705.46	4124	1	3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,697.94
		Acct. Total:	\$84,917		\$24,630		\$3,705.46		A	cct. Total:	\$193		\$50		\$7.52	\$3,697.94
								ust - Requirements for cl	assifi	ication as Agr	ricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been n	net.	
R0607072	0100	3300	\$87,054	29.00%	\$25,250	15.0445%	\$3,798.74	4124	1	3300	\$212	26.40%	\$60	15.0445%	\$9.03	\$3,789.71
110007072	0100	Acct. Total:	\$87,054	20.0070	\$25,250	10.011070	\$3,798.74	112		cct. Total:	\$212	20.1070	\$60	10.011070	\$9.03	\$3,789.71
		710011 7011111	40.,00 .		Ψ=0,=00		· ·	ust - Requirements for cla				under C.R.	·	(A) have been n		ψο,
								•					,			
R0607073	0100	3300	\$88,779	29.00%	\$25,750	15.0445%	\$3,873.96	4124	1	3300	\$228	26.40%	\$60	15.0445%	\$9.03	\$3,864.93
		Acct. Total:	\$88,779		\$25,750		\$3,873.96		A	cct. Total:	\$228		\$60		\$9.03	\$3,864.93
								ust - Requirements for cla	assifi	ication as Agr	ricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been n	net.	
R0607074	0100	3300	\$85,339	29.00%	\$24,750	15.0445%	\$3,723.51	4124	1	3300	\$196	26.40%	\$50	15.0445%	\$7.52	\$3,715.99
		Acct. Total:	\$85,339		\$24,750		\$3,723.51		A	cct. Total:	\$196		\$50		\$7.52	\$3,715.99
								ust - Requirements for cla	assifi	ication as Agr	ricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been n	net.	
R0607075	0100	3300	\$84,894	29.00%	\$24,620	15.0445%	\$3,703.96	4124	1	3300	\$192	26.40%	\$50	15.0445%	\$7.52	\$3,696.44

		Acct. Total:	\$84,894		\$24,620		\$3,703.96	Acct	t. Total:	192	\$50		\$7.52	\$3,696.44
								Adjust - Requirements for classifica	tion as Agricultural	and under C.R.	S. 39-1-102(1.6)	(A) have been m	net.	
R0607076	0100	3300	\$86,949	29.00%	\$25,220	15.0445%	\$3,794.22	4124	3300 \$	211 26.40%	\$60	15.0445%	\$9.03	\$3,785.19
		Acct. Total:	\$86,949		\$25,220		\$3,794.22	Acct	t. Total:	211	\$60		\$9.03	\$3,785.19
								Adjust - Requirements for classifica	tion as Agricultural	and under C.R.	S. 39-1-102(1.6)	(A) have been m	net.	
R0607077	0100	3300	\$89,133	29.00%	\$25,850	15.0445%	\$3,889.00	4124	3300 \$	231 26.40%	\$60	15.0445%	\$9.03	\$3,879.97
		Acct. Total:	\$89,133		\$25,850		\$3,889.00	Acct	t. Total:	231	\$60		\$9.03	\$3,879.97
		<u>'</u>						Adjust - Requirements for classifica	tion as Agricultural	and under C.R.	S. 39-1-102(1.6)	(A) have been m	net.	
R0607079	0100	3300	\$85,624	29.00%	\$24,830	15.0445%	\$3,735.55	4124	3300 \$	199 26.40%	\$50	15.0445%	\$7.52	\$3,728.03
		Acct. Total:	\$85,624		\$24,830		\$3,735.55	Acct	t. Total:	199	\$50		\$7.52	\$3,728.03
		<u>'</u>						Adjust - Requirements for classifica	tion as Agricultural	_and under C.R.	S. 39-1-102(1.6)	(A) have been m	net.	
R0607083	0100	3300	\$91,922	29.00%	\$26,660	15.0445%	\$4,010.86	4124	3300 \$	260 26.40%	\$70	15.0445%	\$10.53	\$4,000.33
		Acct. Total:	\$91,922		\$26,660		\$4,010.86	Acct	t. Total:	260	\$70		\$10.53	\$4,000.33
		<u>'</u>						Adjust - Requirements for classifica	tion as Agricultural	and under C.R.	S. 39-1-102(1.6)	(A) have been m	net.	
R0607084	0100	3300	\$89,386	29.00%	\$25,920	15.0445%	\$3,899.53	4124	3300 \$	234 26.40%	\$60	15.0445%	\$9.03	\$3,890.50
		Acct. Total:	\$89,386		\$25,920		\$3,899.53	Acct	t. Total:	234	\$60		\$9.03	\$3,890.50
								Adjust - Requirements for classifica	tion as Agricultural	and under C.R.	S. 39-1-102(1.6)	(A) have been m	net.	

R0607085	0100	3300	\$88,660	29.00%	\$25,710	15.0445%	\$3,867.94	4124	3300	\$227	26.40%	\$60	15.0445%	\$9.03	\$3,858.91
		Acct. Total:	\$88,660		\$25,710		\$3,867.94		Acct. Total:	\$227		\$60		\$9.03	\$3,858.91
								Adjust - Requirements for class	sification as A	Agricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been	met.	
R0607086	0100	3300	\$87,898	29.00%	\$25,490	15.0445%	\$3,834.84	4124	3300	\$219	26.40%	\$60	15.0445%	\$9.03	\$3,825.81
		Acct. Total:	\$87,898		\$25,490		\$3,834.84		Acct. Total:	\$219		\$60		\$9.03	\$3,825.81
								Adjust - Requirements for class	sification as A	Agricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been	met.	
R0607087	0100	3300	\$86,781	29.00%	\$25,170	15.0445%	\$3,786.70	4124	3300	\$209	26.40%	\$60	15.0445%	\$9.03	\$3,777.67
		Acct. Total:	\$86,781		\$25,170		\$3,786.70		Acct. Total:	\$209		\$60		\$9.03	\$3,777.67
		,						Adjust - Requirements for class	sification as A	Agricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been	met.	
R0607088	0100	3300	\$85,294	29.00%	\$24,740	15.0445%	\$3,722.01	4124	3300	\$196	26.40%	\$50	15.0445%	\$7.52	\$3,714.49
KUUU1000		Acct. Total:	\$85,294	29.00%	\$24,740	15.0445%	\$3,722.01	1	Acct. Total:		20.40%	\$50 \$50	13.044370	\$7.52 \$7.52	\$3,714.49
		Acci. Total.	φ03,294		φ24,740		φ3,722.01	Adjust - Requirements for class			under C P		(A) have been		φ5,7 14.49
								Adjust - Nequilements for class	silication as F	ignoultural Land	under C.IX.	3. 39-1-102(1.0)	(A) Have been	met.	
R0607089	0100	3300	\$85,228	29.00%	\$24,720	15.0445%	\$3,719.00	4124	3300	\$195	26.40%	\$50	15.0445%	\$7.52	\$3,711.48
		Acct. Total:	\$85,228		\$24,720		\$3,719.00		Acct. Total:	\$195		\$50		\$7.52	\$3,711.48
								Adjust - Requirements for class	sification as <i>F</i>	Agricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been	met.	
														-	
R0607090	0100	3300	\$85,405	29.00%	\$24,770	15.0445%	\$3,726.52	4124	3300	\$197	26.40%	\$50	15.0445%	\$7.52	\$3,719.00
		Acct. Total:	\$85,405		\$24,770		\$3,726.52		Acct. Total:	\$197		\$50		\$7.52	\$3,719.00
								Adjust - Requirements for class	sification as A	Agricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been	met.	

R0607091	0100	3300	\$84,894	29.00%	\$24,620	15.0445%	\$3,703.96	4124	3300	\$192	26.40%	\$50	15.0445%	\$7.52	\$3,696.44
		Acct. Total:	\$84,894		\$24,620		\$3,703.96	A	Acct. Total:	\$192		\$50		\$7.52	\$3,696.44
								djust - Requirements for classi	fication as A	Agricultural Land	under C.R.	S. 39-1-102(1.6))(A) have been	met.	
R0607094	0100	3300	\$91,123	29.00%	\$26,430	15.0445%	\$3,976.26	4124	3300	\$251	26.40%	\$70	15.0445%	\$10.53	\$3,965.73
		Acct. Total:	\$91,123		\$26,430		\$3,976.26		Acct. Total:	\$251		\$70		\$10.53	\$3,965.73
								djust - Requirements for classi	fication as A	Agricultural Land	under C.R.	S. 39-1-102(1.6))(A) have been	met.	
R0607095	0100	3300	\$88,838	29.00%	\$25,760	15.0445%	\$3,875.46	4124	3300	\$228	26.40%	\$60	15.0445%	\$9.03	\$3,866.43
		Acct. Total:	\$88,838		\$25,760		\$3,875.46		Acct. Total:	\$228		\$60		\$9.03	\$3,866.43
								djust - Requirements for classi	fication as A	Agricultural Land	under C.R.	S. 39-1-102(1.6))(A) have been	met.	
R0607097	0100	3300	\$84,894	29.00%	\$24,620	15.0445%	\$3,703.96	4124	3300	\$192	26.40%	\$50	15.0445%	\$7.52	\$3,696.44
		Acct. Total:	\$84,894		\$24,620		\$3,703.96		Acct. Total:	\$192		\$50		\$7.52	\$3,696.44
								djust - Requirements for classi	fication as A	Agricultural Land	under C.R.	S. 39-1-102(1.6))(A) have been	met.	
R0607098	0100	3300	\$84,827	29.00%	\$24,600	15.0445%	\$3,700.95	4124	3300	\$192	26.40%	\$50	15.0445%	\$7.52	\$3,693.43
		Acct. Total:	\$84,827		\$24,600		\$3,700.95	A	Acct. Total:	\$192		\$50		\$7.52	\$3,693.43
								djust - Requirements for classi	fication as A	Agricultural Land	under C.R.	S. 39-1-102(1.6))(A) have been	met.	
R0607099	0100	3300	\$88,181	29.00%	\$25,570	15.0445%	\$3,846.88	4124	3300	\$222	26.40%	\$60	15.0445%	\$9.03	\$3,837.85
		Acct. Total:	\$88,181		\$25,570		\$3,846.88	A	Acct. Total:	\$222		\$60		\$9.03	\$3,837.85
			·					djust - Requirements for classi	fication as A	Agricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been	met.	

R0607100	0100	3300	\$89,289	29.00%	\$25,890	15.0445%	\$3,895.02	4124	3300	\$233	26.40%	\$60	15.0445%	\$9.03	\$3,885.99
		Acct. Total:	\$89,289		\$25,890		\$3,895.02		Acct. Total:	\$233		\$60		\$9.03	\$3,885.99
								djust - Requirements for class	sification as A	gricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been m	net.	
R0607102	0100	3300	\$84,962	29.00%	\$24,640	15.0445%	\$3,706.96	4124	3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,699.44
		Acct. Total:	\$84,962		\$24,640		\$3,706.96		Acct. Total:	\$193		\$50		\$7.52	\$3,699.44
								djust - Requirements for class	sification as A	gricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been m	net.	
R0607103	0100	3300	\$84,962	29.00%	\$24,640	15.0445%	\$3,706.96	4124	3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,699.44
		Acct. Total:	\$84,962		\$24,640		\$3,706.96		Acct. Total:	\$193		\$50		\$7.52	\$3,699.44
								djust - Requirements for class	sification as A	gricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been m	net.	
R0607104	0100	3300	\$84,962	29.00%	\$24,640	15.0445%	\$3,706.96	4124	3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,699.44
		Acct. Total:	\$84,962		\$24,640		\$3,706.96		Acct. Total:	\$193		\$50		\$7.52	\$3,699.44
								djust - Requirements for class	sification as A	gricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been m	net.	
D000740F	0400	2200	#04.002	20.000/	#24.640	45.04450/	фо 7 00 00	4404	2200	#400	20, 400/	\$50	45.04450/	ф7.FQ	Ф2 COO 44
R0607105	0100	3300	\$84,962	29.00%	\$24,640	15.0445%	\$3,706.96	4124	3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,699.44
		Acct. Total:	\$84,962		\$24,640		\$3,706.96		Acct. Total:	\$193	O D	\$50	(A) b b	\$7.52	\$3,699.44
								djust - Requirements for class	Sification as A	gricultural Land	under C.R.	5. 39-1-102(1.6)	(A) nave been m	net.	
R0607107	0100	3300	\$87,979	29.00%	\$25,510	15.0445%	\$3,837.85	4124	3300	\$220	26.40%	\$60	15.0445%	\$9.03	\$3,828.82
		Acct. Total:	\$87,979		\$25,510		\$3,837.85		Acct. Total:	\$220		\$60		\$9.03	\$3,828.82

								Adjust - Requirements for clas	sification as A	Agricultural Land	under C.R.	S. 39-1-102(1.6)	(A) have been	met.	
R0607108	0100	3300	\$87,979	29.00%	\$25,510	15.0445%	\$3,837.85	4124	3300	\$220	26.40%	\$60	15.0445%	\$9.03	\$3,828.82
10007 100	0100			29.0070		13.044370	\$3,837.85	4124	1	• •	20.4070	\$60	13.044370	·	
		Acct. Total:	\$87,979		\$25,510		· ·	Adjust - Requirements for clas	Acct. Total:		under C.R.	·	(Δ) have been	\$9.03	\$3,828.82
R0607111	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	0100	3300	\$56,705	29.00%	\$16,440	` ′	\$2,473.32	_
		Acct. Total:	\$56,705		\$16,440		\$2,473.32		Acct. Total:			\$16,440		\$2,473.32	-
								Deny - Requirements for class	sification as A	gricultural Land ι	under C.R.S	. 39-1-102(1.6)(A) have not be	een met.	
R0607112	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	-
		Acct. Total:	\$56,705		\$16,440		\$2,473.32		Acct. Total:			\$16,440		\$2,473.32	-
								Deny - Requirements for class	ification as A	gricultural Land ι	under C.R.S	. 39-1-102(1.6)(A) have not be	een met.	
R0607113	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	_
		Acct. Total:	\$56,705		\$16,440		\$2,473.32		Acct. Total:			\$16,440		\$2,473.32	-
								Deny - Requirements for class	sification as A	gricultural Land ι	under C.R.S	. 39-1-102(1.6)(A) have not be	een met.	
R0607114	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	-
		Acct. Total:	\$56,705		\$16,440		\$2,473.32		Acct. Total:			\$16,440		\$2,473.32	-
								Deny - Requirements for class	sification as A	gricultural Land ι	under C.R.S	. 39-1-102(1.6)(A) have not be	een met.	
R0607115	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	-

	<i>A</i>	Acct. Total:	\$56,705		\$16,440		\$2,473.32	Ac	ct. Total:	\$56,705		\$16,440		\$2,473.32	-
								Deny - Requirements for classifica	ation as Agri	icultural Land u	inder C.R.S	. 39-1-102(1.6)(A) have not be	en met.	
R0607116	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	
	-	Acct. Total:	\$56,705		\$16,440		\$2,473.32	Acc	ct. Total:	\$56,705		\$16,440		\$2,473.32	
								Deny - Requirements for classifica	ation as Agri	icultural Land ບ	ınder C.R.S	. 39-1-102(1.6)(A) have not be	en met.	
R0607117	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	-
	-	Acct. Total:	\$56,705		\$16,440		\$2,473.32	Ac	ct. Total:	\$56,705		\$16,440		\$2,473.32	-
								Deny - Requirements for classifica	ation as Agri	icultural Land u	ınder C.R.S	. 39-1-102(1.6)(A) have not be	en met.	
D0007440	0400	0000	450.705	00.000/	040.440	45.04450/	#0.470.00	2400	0000	AFO 705	00.000/	040.440	45.04450/	#0.470.00	
R0607118		3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	
	-	Acct. Total:	\$56,705		\$16,440		\$2,473.32		ct. Total:	\$56,705		\$16,440		\$2,473.32	-
								Deny - Requirements for classifica	ation as Agri	icultural Land u	inder C.R.S	. 39-1-102(1.6)(A) have not be	en met.	
R0607119	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	0100	3300	\$56,705	29.00%	\$16,440	15.0445%	\$2,473.32	-
	-	Acct. Total:	\$56,705		\$16,440		\$2,473.32	Ac	ct. Total:	\$56,705		\$16,440		\$2,473.32	-
								Deny - Requirements for classifica	ation as Agri	icultural Land u	inder C.R.S	. 39-1-102(1.6)(A) have not be	en met.	
D0607400	0100	2200	¢97.000	20.000/	¢25 520	15.04450/	#2 920 20	4404	2200	¢220	26.400/	ФСО	15.04450/	#0.02	#2 920 22
R0607129		3300	\$87,999	29.00%	\$25,520	15.0445%	\$3,839.36	4124	3300	\$220	26.40%	\$60	15.0445%	\$9.03	\$3,830.33
	-	Acct. Total:	\$87,999		\$25,520		\$3,839.36	Adjust - Requirements for classific	ct. Total:	\$220	under C B 9	\$60	(A) have been	\$9.03	\$3,830.33
								Aujust - Requirements for classific	auon as Ag	riculturai Land	under C.R.S	5. 39-1-102(1.6)	(A) nave been	met.	

R0607130	0100	3300	\$85,294	29.00%	\$24,740	15.0445%	\$3,722.01	4124	3300	\$196	26.40%	\$50	15.0445%	\$7.52	\$3,714.49
		Acct. Total:	\$85,294		\$24,740		\$3,722.01	-	cct. Total:	\$196		\$50		\$7.52	\$3,714.49
								Adjust - Requirements for classi	fication as A	Agricultural Land	under C.R.S	S. 39-1-102(1.6)	(A) have been m	et.	
R0607131	0100	3300	\$84,917	29.00%	\$24,630	15.0445%	\$3,705.46	4124	3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,697.94
		Acct. Total:	\$84,917		\$24,630		\$3,705.46		Acct. Total:			\$50		\$7.52	\$3,697.94
								Adjust - Requirements for classi	fication as A	Agricultural Land	under C.R.S	S. 39-1-102(1.6)	(A) have been m	et.	
R0607132	0100	3300	\$84,962	29.00%	\$24,640	15.0445%	\$3,706.96	4124	3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,699.44
		Acct. Total:	\$84,962		\$24,640		\$3,706.96	A	cct. Total:	\$193		\$50		\$7.52	\$3,699.44
								Adjust - Requirements for classi	fication as A	Agricultural Land	under C.R.S	S. 39-1-102(1.6)	(A) have been m	et.	
R0607133	0100	3300	\$84,962	29.00%	\$24,640	15.0445%	\$3,706.96	4124	3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,699.44
KU001133		Acct. Total:	\$84,962	29.00%	\$24,640	15.0445%	\$3,706.96	1	Acct. Total:		20.4076	\$50	15.0445%	\$7.52	\$3,699.44
		Acct. Total.	ψ04,302		Ψ24,040		ψ5,700.90	Adjust - Requirements for classi			under C D 9		(A) have been m		ψ5,033. 44
								Aujust - Requirements for classi	ilcation as A	Agricultural Land	under C.R.s	5. 39-1-102(1.0)	(A) flave been fil	et.	
R0607134	0100	3300	\$84,962	29.00%	\$24,640	15.0445%	\$3,706.96	4124	3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,699.44
		Acct. Total:	\$84,962		\$24,640		\$3,706.96	A	cct. Total:	\$193		\$50		\$7.52	\$3,699.44
								Adjust - Requirements for classi	fication as A	Agricultural Land	under C.R.S	S. 39-1-102(1.6)	(A) have been m	et.	
D0007105	0400		#07.467	00.000/	405.05 0	45.04450/	40.040.70		0000	0015	00.400′	# 22	45.04450/	Ф0.00	#0.004.75
R0607135	0100	3300	\$87,427	29.00%	\$25,350	15.0445%	\$3,813.78	4124	3300	\$215	26.40%	\$60	15.0445%	\$9.03	\$3,804.75
		Acct. Total:	\$87,427		\$25,350		\$3,813.78		cct. Total:	\$215		\$60		\$9.03	\$3,804.75
								Adjust - Requirements for classi	fication as A	Agricultural Land	under C.R.S	5. 39-1-102(1.6)	(A) have been m	et.	

R0607136	0100	3300	\$84,827	29.00%	\$24,600	15.0445%	\$3,700.95	4124 3300	\$192	26.40%	\$50	15.0445%	\$7.52	\$3,693.43
		Acct. Total:	\$84,827		\$24,600		\$3,700.95	Acct. Tota	l: \$192		\$50		\$7.52	\$3,693.43
								djust - Requirements for classification as	Agricultural Land	under C.R.	S. 39-1-102(1.6))(A) have been	met.	
R0607137	0100	3300	\$85,405	29.00%	\$24,770	15.0445%	\$3,726.52	4124 3300	\$197	26.40%	\$50	15.0445%	\$7.52	\$3,719.00
		Acct. Total:	\$85,405		\$24,770		\$3,726.52	Acct. Tota	l: \$197		\$50		\$7.52	\$3,719.00
								djust - Requirements for classification as	Agricultural Land	under C.R.	S. 39-1-102(1.6))(A) have been	met.	
R0607138	0100	3300	\$84,984	29.00%	\$24,650	15.0445%	\$3,708.47	4124 3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,700.95
		Acct. Total:	\$84,984		\$24,650		\$3,708.47	Acct. Tota			\$50		\$7.52	\$3,700.95
								djust - Requirements for classification as	Agricultural Land	under C.R.	S. 39-1-102(1.6))(A) have been	met.	
R0607139	0100	3300	\$84,939	29.00%	\$24,630	15.0445%	\$3,705.46	4124 3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,697.94
K0007 139		Acct. Total:	\$84,939	29.00%	\$24,630	15.0445%	\$3,705.46	Acct. Tota	·	20.40%	\$50 \$50	15.044576	\$7.52 \$7.52	\$3,697.94
		Acci. Total.	ψ04,939		Ψ24,030		ψ5,705.40	djust - Requirements for classification as		under C P		V(A) have been	·	ψ5,091.94
								ujust - Nequilements for classification as	Agricultural Land	under C.N.	3. 39-1-102(1.0)	J(A) Have been	met.	
R0607140	0100	3300	\$84,917	29.00%	\$24,630	15.0445%	\$3,705.46	4124 3300	\$193	26.40%	\$50	15.0445%	\$7.52	\$3,697.94
		Acct. Total:	\$84,917		\$24,630		\$3,705.46	Acct. Tota	I: \$193		\$50		\$7.52	\$3,697.94
								djust - Requirements for classification as	Agricultural Land	under C.R.	S. 39-1-102(1.6))(A) have been	met.	
R0607141	0100	3300	\$84,894	29.00%	\$24,620	15.0445%	\$3,703.96	4124 3300	\$192	26.40%	\$50	15.0445%	\$7.52	\$3,696.44
		Acct. Total:	\$84,894		\$24,620		\$3,703.96	Acct. Tota	I: \$192		\$50		\$7.52	\$3,696.44
								djust - Requirements for classification as	Agricultural Lanc	under C.R.	S. 39-1-102(1.6))(A) have been	met.	

R0607142	0100	3300	\$85,206	29.00%	\$24,710	15.0445%	\$3,717.50	4124	3300	\$195	26.40%	\$50	15.0445%	\$7.52	\$3,709.9
		Acct. Total:	\$85,206		\$24,710		\$3,717.50		Acct. Total:	\$195		\$50		\$7.52	\$3,709.98
								Adjust - Requirements for class	sification as A	gricultural Land	under C.R.S	S. 39-1-102(1.6)	(A) have been	met.	
D0007444	0400	2200	ФСО 475	20.000/	¢40,400	45.04459/	#2.720.00	0400	3300	ФСО 47 Б	20.000/	#40.420	45.04450/	Ф0 700 00	
R0607144	0100	3300	\$62,475	29.00%	\$18,120	15.0445%	\$2,726.06	0100		\$62,475	29.00%	\$18,120	15.0445%	\$2,726.06	
		Acct. Total:	\$62,475		\$18,120		\$2,726.06		Acct. Total:	\$62,475	dan C D C	\$18,120	A) have not ha	\$2,726.06	
D0007445	0400	2200	ФСО 47E	20.000/	¢40,400	15.04450/	¢0.70€.0€	Deny - Requirements for classi				` ^`	·		
R0607145	0100	3300	\$62,475	29.00%	\$18,120	15.0445%	\$2,726.06	0100	3300	\$62,475	29.00%	\$18,120	15.0445%	\$2,726.06	•
		Acct. Total:	\$62,475		\$18,120		\$2,726.06		Acct. Total:	\$62,475		\$18,120		\$2,726.06	•
								Deny - Requirements for classi	ilication as Agi	ncultural Land (under C.R.S	. 39-1-102(1.0)(A) flave flot be	en met.	
R0607146	0100	3300	\$62,475	29.00%	\$18,120	15.0445%	\$2,726.06	0100	3300	\$62,475	29.00%	\$18,120	15.0445%	\$2,726.06	
		Acct. Total:	\$62,475		\$18,120		\$2,726.06		Acct. Total:	\$62,475		\$18,120		\$2,726.06	
								Deny - Requirements for classi	fication as Ag	ricultural Land ı	under C.R.S	. 39-1-102(1.6)(A) have not be	en met.	
R0607159	0100	3300	\$101,858	29.00%	\$29,540	15.0445%	\$4,444.15	4124	3300	\$382	26.40%	\$100	15.0445%	\$15.04	\$4,429.11
		Acct. Total:	\$101,858		\$29,540		\$4,444.15		Acct. Total:	\$382		\$100		\$15.04	\$4,429.11
			, ,		, ,		. ,	Adjust - Requirements for class	sification as A	gricultural Land	under C.R.S	S. 39-1-102(1.6)	(A) have been		
R0607160	0100	3300	\$101,858	29.00%	\$29,540	15.0445%	\$4,444.15	4124	3300	\$382	26.40%	\$100	15.0445%	\$15.04	\$4,429.11
		Acct. Total:	\$101,858		\$29,540		\$4,444.15		Acct. Total:	\$382		\$100		\$15.04	\$4,429.11
		'						Adjust - Requirements for class	ification as A	gricultural Land	under C.R.S	S. 39-1-102(1.6)	(A) have been	met.	

Grand Total:	\$5,136,540	\$1,489,620	\$224,105.89	Grand Total:	\$708,646	\$205,180	\$30,868.31	\$193,237.58

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Wiens Ranch Company Inc.	Agent: Tom Wiens
Parcel No.:	R0607069+	Abatement Number: 202333722 & 202333723
Assessor's Orig	ginal Value: 2021 - \$848,441 (14 parcel	s) 2022 - \$807,590 (12 parcels)
Hearing Date:	April 16, 2024	Hearing Time: 1:00 p.m.
 The Doug The Petiti 	clas County Assessor was represented a coner was: a. ⊠ present b. □ not present c. □ present/represented by d. □not present/represented by	
3. Assesso	or's Recommended Value: 2021 - \$40	3,308 (14 parcels) 2022 - \$519,106 (12 parcels)
Petition	ner's Requested Value: 2021 - \$388	2022 - \$301

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner stated that the assessor changed the classification of the single family residential lots in the Remuda Ranch subdivision for tax years 2021 and 2022 from agricultural to vacant residential lots, therefore increasing the taxable value significantly. The petitioner contends that the classification of all the lots appealed should maintain their agricultural classification for tax years 2021 and 2022. He provided numerous photos, receipts and other documentation and testimony indicating a long-term cattle and ranching operation called Wiens Ranch. He requested that the classification be changed back to agricultural for both years.

5. 1	Γhe A	ssessor presented the following testimony and documents in support of the Assessor's position:
	a. b. c. h.	□data from sales of comparable properties which sold during the applicable time period; and /or □valuation using the cost approach; and/or □a valuation using the income approach; and/or □other - At the hearing the assessor conceded that a portion of the lots should have been classified as agricultural and the lots that couldn't be grazed because of the recent subdivision development should remain classified as vacant residential lots.
		TEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND VALUE OF THE PROPERTY ARE:
Classi	ficatio	on: 2021 – 8 lots vacant res. and 6 lots ag. 2022 – 9 lots vacant res. and 3 lots ag.
Total	Actua	al Value: 2021 - \$403,308 (14 parcels) 2022 - \$519,106 – (12 parcels)
recon	nmend ne por	e as follows: Based on the photos presented by the assessor and petitioner, I agree with the assessor's dation that the lots that appear to be grazable should have their classification changed back to agricultural tion of the subdivision effected by the development and not grazeable should remain vacant residential tached spreadsheet for breakdown)
IT IS	THE	REFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Recor		a. Approved and the value of the subject property is reduced as set forth in the Findings and dations herein
	1	o. Approved in part as set forth in the Findings and Recommendations herein
	(c. Denied after abatement hearing
	(d. Administrative Denial is Granted
	EREE	W/- AL

s/ Jeffrey Hamilton Name

4-18-2024 Date

Abatement Log No. 202333722 & 202333723

ACCOUNTNO	PARCELNO	ABSTRACT	LANDACRES	AG \$/Acre	ACTUAL VALUE	Assmt Rate	Mil Levy	Estimated Tax
R0607121	260910305025	0100	0.195	n/a	\$48,817	0.29	0.150849	\$2,136
R0607122	260910305026	0100	0.211	n/a	\$49,849	0.29	0.150849	\$2,181
R0607123	260910305027	0100	0.211	n/a	\$49,849	0.29	0.150849	\$2,181
R0607124	260910305028	0100	0.211	n/a	\$49,849	0.29	0.150849	\$2,181
R0607148	260910307001	0100	0.202	n/a	\$49,276	0.29	0.150849	\$2,156
R0607149	260910307002	0100	0.237	n/a	\$51,410	0.29	0.150849	\$2,249
R0607150	260910307003	0100	0.237	n/a	\$51,410	0.29	0.150849	\$2,249
R0607151	260910307004	0100	0.237	n/a	\$51,410	0.29	0.150849	\$2,249
R0607069	260909103008	4124	1.007	\$191.10	\$192	0.29	0.150849	\$8
R0607070	260909103009	4124	1.04	\$191.10	\$199	0.29	0.150849	\$9
R0607093	260910205001	4124	1.315	\$191.10	\$251	0.29	0.150849	\$11
R0607101	260910305005	4124	1.01	\$191.10	\$193	0.29	0.150849	\$8
R0607106	260910305010	4124	1.152	\$191.10	\$220	0.29	0.150849	\$10
R0607158	260910308002	4124	2.001	\$191.10	\$382	0.29	0.150849	\$17
Totals					\$403,308			\$17,645
2021 NOV					\$848,441	_		\$37,118
Difference					-\$445,133			-\$19,473

ACCOUNTNO	PARCELNO	ABSTRACT	LANDACRES	AG \$/Acre	ACTUAL VALUE	Assmt Rate	Mil Levy	Estimated Tax
R0607125	260910305029	0100	0.211	n/a	\$56,080	0.29	0.150445	\$2,447
R0607126	260910305030	0100	0.211	n/a	\$56,080	0.29	0.150445	\$2,447
R0607127	260910305031	0100	0.211	n/a	\$56,080	0.29	0.150445	\$2,447
R0607128	260910305032	0100	0.211	n/a	\$56,080	0.29	0.150445	\$2,447
R0607143	260910306001	0100	0.317	n/a	\$62,475	0.29	0.150445	\$2,726
R0607152	260910307005	0100	0.237	n/a	\$57,836	0.29	0.150445	\$2,523
R0607153	260910307006	0100	0.237	n/a	\$57,836	0.29	0.150445	\$2,523
R0607154	260910307007	0100	0.237	n/a	\$57,836	0.29	0.150445	\$2,523
R0607155	260910307008	0100	0.237	n/a	\$57,836	0.29	0.150445	\$2,523
R0607078	260909103017	4124	1.042	191.1	\$199	0.29	0.150445	\$9
R0607157	260910308001	4124	2.001	191.1	\$382	0.29	0.150445	\$17
R0607161	260910308005	4124	2.006	191.1	\$383	0.29	0.150445	\$17
Totals					\$519,106	_		\$22,649
2021 NOV					\$807,590	_		\$35,231
Difference					-\$288,484	_		-\$12,582

Tax Year:	2021		Assessor Findings:
Date	10/24/2023	Abatement	Adjust
Received:		Recommendation:	
Petitioner:	WIENS RANCH COMPANY INC	Revised as per Hearin	g Officer's Recommendation
		Amendment subdivision President, Wiens Rand Exemption Subdivision by the Assessor's office The Notice of Determin	on. All 14 accounts were timely appealed at the Assessor level in May of 2021 via email from Diana Wiens, and Company Inc. The cover page stated, "Wiens Ranch Company, Inc, wishes to appeal all Remuda Ranch Properties and Account Numbers R0479529, R0479531 and R0479532." Therefore, an appeal was initiated and a determination made. Ination for the appealed accounts was sent to the property owner via email August 16, 2021. In addition, the
			In for each account was posted to the Assessor's public web site. The property owner did not continue their Board of Equalization ending their appeal options for the 2021 tax year.
		property owner previou denied an abatement b filed an earlier appeal	ference Library (ARL), Colorado Revised Statutes and Colorado case law, an abatement is barred if the usly filed an appeal for the tax year. Case law specific to this abatement filing; the Colorado Court of Appeals by ruling reclassification from agricultural to vacant land was an overvaluation issue, and the petitioner had based on overvaluation. Wyler/Pebble Creek Ranch v. Board of Assessment Appeals, 883 P.2d 597 (Colo. Officer's Recommendation: Adjusted at the 4/16/24 Hearing.
Agent:		Staff Appraiser:	SWC
Petitioner's Request:	Property Condition	Review Appraiser:	SWC
Petitioner's Requested Value:	\$42	Hearing Comments:	
		Assessor Final Review Value:	\$403,307
		TOTION Value.	

Original	Valu	es						Abatement Final I	Results							
Account #	Abst.		Actual Value	Assm't.	Assessed	Tax Rate	Tax Amt.	Account Decision	Abst.	Tax	Actual Value	Assm't.	Assessed	Tax Rate	Tax Amt.	<u>Refund</u>
R0607069	Code 0100	3300	\$66,029	Rate 29.00%	<u>Value</u> \$19,150	15.0849%	\$2,888.76		<u>Code</u> 4124	<u>Dist.</u> 3300	\$192	Rate 29.00%	<u>Value</u> \$60	15.0849%	\$9.05	\$2,879.71
		Acct. Total:	\$66,029		\$19,150		\$2,888.76			cct. Total:	\$192		\$60		\$9.05	\$2,879.71
								Adjust - Requirements	for classifi	ication as A	Agricultural Land ι	under C.R.S	. 39-1-102(1.6)(A) have been	met.	
R0607070	0100	3300	\$66,596	29.00%	\$19,310	15.0849%	\$2,912.89		4124	3300	\$199	29.00%	\$60	15.0849%	\$9.05	\$2,903.84
110007070		Acct. Total:	\$66,596	20.0070	\$19,310	10.001070	\$2,912.89			cct. Total:	\$199	20.0070	\$60	10.001070	\$9.05	\$2,903.84
		Addi. Total.	Ψ00,000		Ψ10,010			Adjust - Requirements			·	ınder C.R.S	·	A) have been		Ψ2,000.01
								7 ajust 1 toquilomonis	TOT CIGOOTI		ignountaria Euria		. 00 1 102(1.0)(Ty nave been		
R0607093	0100	3300	\$80,998	29.00%	\$23,490	15.0849%	\$3,543.44		4124	3300	\$251	29.00%	\$70	15.0849%	\$10.56	\$3,532.88
110007000		Acct. Total:	\$80,998	20.0070	\$23,490	10.001070	\$3,543.44			cct. Total:	\$251	20.0070	\$70		\$10.56	\$3,532.88
		710011 701411	400,000		Ψ=0, .00			Adjust - Requirements			·	under C.R.S				40,002 .00
R0607101	0100	3300	\$75,521	29.00%	\$21,900	15.0849%	\$3,303.59		4124	3300	\$193	29.00%	\$60	15.0849%	\$9.05	\$3,294.54
		Acct. Total:	\$75,521		\$21,900		\$3,303.59		A	cct. Total:	\$193		\$60		\$9.05	\$3,294.54
								Adjust - Requirements	for classifi	ication as A	Agricultural Land ι	under C.R.S	. 39-1-102(1.6)(A) have been	met.	
R0607106	0100	3300	¢79.204	29.00%	\$22,680	15.0849%	\$3,421.26		4124	3300	\$220	29.00%	\$60	15.0849%	\$9.05	\$3,412.21
K0007100			\$78,204 \$78,204	29.00%	\$22,680	15.0649%	\$3,421.26				\$220 \$220	29.00%	\$60	15.0649%	\$9.05	\$3,412.21
		Acct. Total:	\$70,204		\$22,000			Adjust - Requirements		cct. Total: ication as A		under C.R.S		A) have been		φ3, 4 12.21
								, isjast i toquilonio			.gzanarar zana			,		

R0607121	0100	3300	\$48,817	29.00%	\$14,160	15.0849%	\$2,136.02	0100	3300	\$48,817	29.00%	\$14,160	15.0849%	\$2,136.02	
		Acct. Total:	\$48,817		\$14,160		\$2,136.02		Acct. Total:	\$48,817		\$14,160		\$2,136.02	
								Deny - Using the present worth	discounting m	nethod, your prop	erty has bee	n valued appro	priately.		
R0607122	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28	
		Acct. Total:	\$49,849		\$14,460		\$2,181.28		Acct. Total:	\$49,849		\$14,460		\$2,181.28	
								Deny - Using the present worth	discounting m	nethod, your prop	erty has bee	n valued appro	ppriately.		
R0607123	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28	
110007 120	0100	Acct. Total:	\$49,849	20.0070	\$14,460	10.001070	\$2,181.28		Acct. Total:	\$49,849	20.0070	\$14,460	10.001070	\$2,181.28	
		Addit Totali	ψ 10,010		ψ11,100			Deny - Using the present worth			erty has bee		opriately.	Ψ2,101.20	
								zen, genig nie procent nein		, ,		таказа аррт			
R0607124	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28	0100	3300	\$49,849	29.00%	\$14,460	15.0849%	\$2,181.28	
		Acct. Total:	\$49,849		\$14,460		\$2,181.28		Acct. Total:	\$49,849		\$14,460		\$2,181.28	
								Deny - Using the present worth	discounting m	nethod, your prop	erty has bee	n valued appro	priately.		
R0607148	0100	3300	\$49,276	29.00%	\$14,290	15.0849%	\$2,155.63	0100	3300	\$49,276	29.00%	\$14,290	15.0849%	\$2,155.63	
		Acct. Total:	\$49,276		\$14,290		\$2,155.63		Acct. Total:	\$49,276		\$14,290		\$2,155.63	
								Deny - Using the present worth	discounting m	nethod, your prop	erty has bee	n valued appro	priately.	<u>'</u>	
R0607149	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	
		Acct. Total:	\$51,410		\$14,910		\$2,249.16		Acct. Total:	\$51,410		\$14,910		\$2,249.16	

								Deny - Using the present wort	h discounting	method, your prop	erty has b	een valued appro	priately.		
R0607150	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	-
		Acct. Total:	\$51,410		\$14,910		\$2,249.16		Acct. Total:	\$51,410		\$14,910		\$2,249.16	-
		<u>'</u>	<u> </u>					Deny - Using the present wort	h discounting	method, your prop	erty has b	een valued appro	priately.	·	
R0607151	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	0100	3300	\$51,410	29.00%	\$14,910	15.0849%	\$2,249.16	-
		Acct. Total:	\$51,410		\$14,910		\$2,249.16		Acct. Total:	\$51,410		\$14,910		\$2,249.16	-
		<u> </u>						Deny - Using the present wort	h discounting	method, your prop	perty has be	een valued appro	priately.	<u> </u>	
R0607158	0100	3300	\$79,223	29.00%	\$22,970	15.0849%	\$3,465.00	4124	3300	\$382	29.00%	\$110	15.0849%	\$16.59	\$3,448.41
	4	Acct. Total:	\$79,223		\$22,970		\$3,465.00		Acct. Total:	\$382		\$110		\$16.59	\$3,448.41
		'			·			Adjust - Requirements for clas	sification as A	gricultural Land u	nder C.R.S	s. 39-1-102(1.6)(<i>I</i>	A) have been r	met.	
	G	irand Total:	\$848,441		\$246,060		\$37,117.91		Grand Total:	\$403,307		\$116,980		\$17,646.32	\$19,471.59

Tax Year:	2022		Assessor Findings:								
Date	10/24/2023	Abatement	Adjust								
Received:		Recommendation:									
Petitioner:	WIENS RANCH COMPANY INC	Revised as per Hearin	g Officer's Recommendation								
		Original Recommendation: The subject accounts are 12 single family residential lots in the Remuda Ranch Exemption 1st Amendment subdivision in west central Douglas County. The subject accounts were subdivided within the larger Wiens Ranch agricultural operation via the Remuda Ranch Exemption 1st Amendment plat recorded September 4, 2019. Because of the subsequent development, road installation, etc. the subject accounts were reclassified for the 2021 tax year from agricultural to residential vacant land.									
		year. The 2021 appeal Equalization ending th	were appealed to the Assessor for the 2021 tax year. An Assessor level appeal was not filed for the 2022 tax was denied by the Assessor and the petitioner did not continue their appeal to the County Board of eir appeal options for the 2021 tax year. Therefore, the subject accounts were not classified as agricultural for qualify for agricultural classification a parcel must have been used for a qualifying farm or ranch purpose for the ecurrent year.								
		had hay cut on them ir was a particularly dry y	oer 10, 2023 of the subject accounts showed all or parts of the subject accounts had been reseeded and/or a 2023. No evidence has been provided that the subject accounts had hay harvested on them in 2022. As 2022 year in terms of moisture to grow a hay crop that would support the assumption hay was not harvested on the efore, it is the recommendation of the Assessor's office that the 2022 abatement petition request for on be denied. Hearing Officer's Recommendation: Adjusted at the 4/16/24 Hearing.								
Agent:		Staff Appraiser:	SWC								
Petitioner's Request:	Property Condition	Review Appraiser:	SWC								
Petitioner's Requested	\$44	Hearing Comments:									
Value:											
		Assessor Final	\$519,103								
		Review Value:									
	I and the second of the second										

Origina	Valu	es						Abatement Final I	Results							
Account #	Abst		Actual Value	Assm't.	Assessed	Tax Rate	Tax Amt.	Account Decision	Abst.	<u>Tax</u>	Actual Value	Assm't.	<u>Assessed</u>	Tax Rate	Tax Amt.	Refund
R0607078	Code 0100	3300	\$85,667	Rate 29.00%	<u>Value</u> \$24,840	15.0445%	\$3,737.05		<u>Code</u> 4124	<u>Dist.</u> 3300	\$199	Rate 26.40%	<u>Value</u> \$50	15.0445%	\$7.52	\$3,729.53
110007070	0.00	Acct. Total:	\$85,667	20.0070	\$24,840	10.011070	\$3,737.05			cct. Total:	\$199	20.1070	\$50	10.011070	\$7.52	\$3,729.53
			+++,++		7 - 1, 2 1 2			Adjust - Requirements				under C.R.S	·	A) have been		*-,
R0607125	0100	3300	\$56,080	29.00%	\$16,260	15.0445%	\$2,446.24		0100	3300	\$56,080	29.00%	\$16,260	15.0445%	\$2,446.24	-
		Acct. Total:	\$56,080		\$16,260		\$2,446.24			cct. Total:	\$56,080		\$16,260		\$2,446.24	-
								Deny - Requirements for	or classific	cation as Aç	gricultural Land ur	nder C.R.S.	39-1-102(1.6)(A)	have not bee	n met.	
R0607126	0100	3300	\$56,080	29.00%	\$16,260	15.0445%	\$2,446.24		0100	3300	\$56,080	29.00%		15.0445%	\$2,446.24	-
		Acct. Total:	\$56,080		\$16,260		\$2,446.24			cct. Total:	\$56,080		\$16,260		\$2,446.24	-
								Deny - Requirements for	or classific	cation as Aç	gricultural Land ur	nder C.R.S.	39-1-102(1.6)(A)	have not bee	n met.	
R0607127	0100	3300	\$56,080	29.00%	\$16,260	15.0445%	\$2,446.24		0100	3300	\$56,080	29.00%	\$16,260	15.0445%	\$2,446.24	_
110007 127	0100	Acct. Total:	\$56,080	20.0070	\$16,260	10.011070	\$2,446.24			cct. Total:		20.0070	\$16,260	10.011070	\$2,446.24	
		710011 701011	400,000		¥10,200		4 2,110.21	Deny - Requirements fo				nder C.R.S.		have not bee		
R0607128	0100	3300	\$56,080	29.00%	\$16,260	15.0445%	\$2,446.24		0100	3300	\$56,080	29.00%	\$16,260	15.0445%	\$2,446.24	-
		Acct. Total:	\$56,080		\$16,260		\$2,446.24		Α	cct. Total:	\$56,080		\$16,260		\$2,446.24	-
								Deny - Requirements for	or classific	cation as Aç	gricultural Land ur	nder C.R.S.	39-1-102(1.6)(A)	have not bee	n met.	

R0607143	0100	3300	\$62,475	29.00%	\$18,120	15.0445%	\$2,726.06	0100	3300	\$62,475	29.00%	\$18,120	15.0445%	\$2,726.06	-
		Acct. Total:	\$62,475		\$18,120		\$2,726.06		Acct. Total:	\$62,475		\$18,120		\$2,726.06	
								eny - Requirements for classi	fication as Ag	ricultural Land und	der C.R.S. 3	39-1-102(1.6)(A)	have not beer	n met.	
R0607152	0100	3300	\$57,836	29.00%	\$16,770	15.0445%	\$2,522.96	0100	3300	\$57,836	29.00%	\$16,770	15.0445%	\$2,522.96	
		Acct. Total:	\$57,836		\$16,770		\$2,522.96		Acct. Total:	\$57,836		\$16,770		\$2,522.96	
								eny - Requirements for classi	fication as Ag	ricultural Land und	der C.R.S. 3	39-1-102(1.6)(A)	have not beer	n met.	
R0607153	0100	3300	\$57,836	29.00%	\$16,770	15.0445%	\$2,522.96	0100	3300	\$57,836	29.00%	\$16,770	15.0445%	\$2,522.96	-
		Acct. Total:	\$57,836		\$16,770		\$2,522.96		Acct. Total:	\$57,836		\$16,770		\$2,522.96	
								eny - Requirements for classi	fication as Ag	ricultural Land und	der C.R.S. 3	39-1-102(1.6)(A)	have not been	n met.	
R0607154	0100	3300	\$57,836	29.00%	\$16,770	15.0445%	\$2,522.96	0100	3300	\$57,836	29.00%	\$16,770	15.0445%	\$2,522.96	-
		Acct. Total:	\$57,836		\$16,770		\$2,522.96		Acct. Total:	\$57,836		\$16,770		\$2,522.96	-
								Peny - Requirements for classif	fication as Ag	ricultural Land und	der C.R.S. 3	39-1-102(1.6)(A)	have not beer	n met.	
R0607155	0100	3300	\$57,836	29.00%	\$16,770	15.0445%	\$2,522.96	0100	3300	\$57,836	29.00%	\$16,770	15.0445%	\$2,522.96	
K0007 155			\$57,836	29.00%	\$16,770	13.044376	\$2,522.96			\$57,836	29.00%	\$16,770	13.044370	\$2,522.96	
		Acct. Total:	φ57,630		\$10,770			eny - Requirements for classi	Acct. Total:		dor C B S 3		have not been		
								erry - Requirements for classif	ilcation as Ag	nicultural Land und	uei C.K.S.	59-1-102(1.0)(A)	Tiave not beer	i met.	
R0607157	0100	3300	\$101,858	29.00%	\$29,540	15.0445%	\$4,444.15	4124	3300	\$382	26.40%	\$100	15.0445%	\$15.04	\$4,429.11
		Acct. Total:	\$101,858		\$29,540		\$4,444.15		Acct. Total:	\$382		\$100		\$15.04	\$4,429.11

								Adjust - Requirements	Adjust - Requirements for classification as Agricultural Land under C.R.S. 39-1-102(1.6)(A) have been met.							
R0607161	0100 330	800	\$101,926	29.00%	\$29,560	15.0445%	\$4,447.15		4124	3300	\$383	26.40%	\$100	15.0445%	\$15.04	\$4,432.11
	Acc	t. Total:	\$101,926		\$29,560		\$4,447.15		Ac	cct. Total:	\$383		\$100		\$15.04	\$4,432.11
								Adjust - Requirements for classification as Agricultural Land under C.R.S. 39-1-102(1.6)(A) have been met.						met.		
	Gran	nd Total:	\$807,590		\$234,180		\$35,231.21		Gra	and Total:	\$519,103		\$150,490		\$22,640.46	\$12,590.75

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Parker Road Auto Plaza LLC	Agent: Todd Stevens
Parcel No.:	R0607054	Abatement Number: 202400082 & 202400083
Assessor's Orig	ginal Value: 2021 and 2022 - \$1,561,68	1
Hearing Date:	April 16, 2024	Hearing Time: 11:00 a.m.
1. The Doug	glas County Assessor was represented a	at the hearing by Rob Moffitt
2. The Petiti	a. □ presentb. □ not present	ck DeJoung of Stevens & Associates
3. Assesso	or's Recommended Value: No change	: - \$1,561,681
Petition	ner's Requested Value: \$668,129	
did a cost appr land value by the	oach using a depreciated improvement	d documents in support of the claim: The petitioner's agent cost (for all four parcels) of \$1,832,447, adopting the assigned ying a 15% economic obsolescence for covid. His requested

5.	The A	ssessor presented the following testimony and documents in support of the Assessor's position:
	a. b. c. j. k.	 ☑ data from sales of comparable properties which sold during the applicable time period; and /or ☑ valuation using the cost approach; and/or ☑ a valuation using the income approach; and/or ☑ other - The assessor requested the base period financials and rent rolls for the four parcels but did not receive them.
		TEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND VALUE OF THE PROPERTY ARE:
Clas	ssificatio	on: Commercial condominium - 3230
Tot	al Actua	al Value: No change - \$1,561,681
app inco	roach u ome, exp	e as follows: The assessor's sales of individual commercial condos support the assigned value. The cost sed by the agent is not the best indicator of value for a four-unit commercial condo complex. The actual pense and rent rolls using the income approach should also be considered, however this documentation by the agent.
IT I	IS THE	REFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Rec		a. Approved and the value of the subject property is reduced as set forth in the Findings and dations herein
	1	o. Approved in part as set forth in the Findings and Recommendations herein
	(c. 🗵 Denied after abatement hearing
	(d. Administrative Denial is Granted
RE	FEREE	Hamilton

s/ Jeffrey Hamilton Name

4-17-2024

Date

Abatement Log No. 202400082 & 202400083

Abatement #	202400082	Staff Appraiser	RRM			
Tax Year	2021	Review Appraiser	FAE			
Date Received	1/2/2024	Recommendation	Deny			
Petitioner	PARKER ROAD AUTO PLAZA LLC	Reason	Insufficient data was provided to warrant a value change to			
Agent	STEVENS & ASSOCIATES/INC.	Neason	this parcel. Operating data has been requested.			
Petitioner's Request	Value Too High					
Petitioner's Requested Value	\$780,000	Assessor Final Review Value	\$1 561 681			

The petitioner's agent submitted a value estimate but provided no market information to consider for adjustment to value. The assessor's 2021 valuation model which was used to value the subject property is supported by study period comparable sales, including within the subject condominium development. Operating data for the tenant-occupied areas has been requested. No adjustment is warranted based on the information provided.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	3130	0800	\$196,921	\$0	\$196,921	29.000%	\$57,110	8.7485%	\$4,996.27
	3230	0800	\$1,364,760	\$0	\$1,364,760	29.000%	\$395,780	8.7485%	\$34,624.81
	Account	Total:	\$1,561,681	\$0	\$1,561,681		\$452,890		\$39,621.08

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	3130	0800	\$196,921	\$0	\$196,921	29.000%	\$57,110	8.7485%	\$4,996.27
	3230	0800	\$1,364,760	\$0	\$1,364,760	29.000%	\$395,780	8.7485%	\$34,624.81
	Account	Account Total:		\$0	\$1,561,681		\$452,890		\$39,621.08

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
R0607054	\$1,561,681	\$452,890	\$39,621.08	\$1,561,681	\$452,890	\$39,621.08	\$0.00
Totals	\$1,561,681	\$452,890	\$39,621.08	\$1,561,681	\$452,890	\$39,621.08	\$0.00

Abatement #	202400083	Staff Appraiser	RRM			
Tax Year	2022	Review Appraiser	FAE			
Date Received	1/2/2024	Recommendation	Deny			
Petitioner	PARKER ROAD AUTO PLAZA LLC	Reason	Insufficient data was provided to warrant a value change to			
Agent	STEVENS & ASSOCIATES/INC.	Neason	this parcel. Operating data has been requested.			
Petitioner's Request	Value Too High					
Petitioner's Requested Value	\$780,000	Assessor Final Review Value	\$1 561 681			

The petitioner's agent submitted a value estimate but provided no market information to consider for adjustment to value. The assessor's 2021 valuation model which was used to value the subject property is supported by study period comparable sales, including within the subject condominium development. Operating data for the tenant-occupied areas has been requested. No adjustment is warranted based on the information provided.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	3130	0800	\$196,921	\$0	\$196,921	29.000%	\$57,110	8.6456%	\$4,937.50
	3230	0800	\$1,364,760	\$0	\$1,364,760	29.000%	\$395,780	8.6456%	\$34,217.56
	Account	Total:	\$1,561,681	\$0	\$1,561,681		\$452,890		\$39,155.06

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	3130	0800	\$196,921	\$0	\$196,921	29.000%	\$57,110	8.6456%	\$4,937.50
	3230	0800	\$1,364,760	\$0	\$1,364,760	29.000%	\$395,780	8.6456%	\$34,217.56
	Account	Account Total:		\$0	\$1,561,681		\$452,890		\$39,155.06

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
R0607054	\$1,561,681	\$452,890	\$39,155.06	\$1,561,681	\$452,890	\$39,155.06	\$0.00
Totals	\$1,561,681	\$452,890	\$39,155.06	\$1,561,681	\$452,890	\$39,155.06	\$0.00

202400082-2021
PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas			ate Received_ lse Assessor's or Commissioners	Date Stamp)			
Section I: Petitioner, please complete	Section I only						
Date: December 2023	•			ଇଟ	018	"کالہ	VE
Month Day Year					02		0001
Petitioner's Name: PARKER ROA	AD AUTO	PLAZA LLC	;	M	JAN	0 2	V区 2024
Petitioner's Mailing Address: 17633 I	E Grouseb	erry Way		<u> </u>			
Parker	CO		80134	BY			a comp more second peace and
City or Town	5	State	Zip Code				
R0607054		odress or lega oddman Wa	L DESCRIPTION OF PROPE y B	RTY			
Petitioner requests an abatement or refu above property for the property tax year the taxes have been levied erroneously of clerical error, or overvaluation. Attach ac	2021 ar or illegally, wheth	re incorrect for the ner due to errone	following reasons: (Briefly	describe why	(
Petitioner's estimate of value: I declare, under penalty of perjury in the or statements, has been prepared or exatrue, correct, and complete.	amined by me, a	Year that this petition, and to the best of	my knowledge, information,	and belief, is			
Petitioner's Signature			_{umber (} 303 ₎ 500-10 tevensandassoc.c				
-11 2					-		
Agent's Stanature*		-	umber <u>(303) 347-18</u>		_		
	E	Email_Info@s	tevensandassoc.c	om	_		
*Letter of agency must be attached when petiti If the Board of County Commissioners, pursuant to denies the petition for refund or abatement of taxe to the provisions of § 39-2-125, C.R.S., within thirt	o § 39-10-114(1), C s in whole or in part	.R.S., or the Property	ppeal to the Board of Assessment				
Section II: Ass	essor's Reco	ommendation					
	(For Assessor's	Use Only)					
Tax Year							
Actual Asses	iseq 1	<u>ax</u>					
Original							
Corrected							
Abate/Refund							
Assessor recommends approval a	s outlined abov	ve.					
If the request for abatement is based upon the gro protest to such valuation has been filed and a Not							
Tax year (Protest? No	es (If a protest wa	s filed, please attach	a copy of the NOD.)				
Assessor recommends denial for t	the following re	eason(s):	1151	7.	+	/	
& See Transini Ha	e e	A	ssessor's or Deputy Assessor's	Signature		_	

262400083-2022
PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas			Date Received_ (Use Assessor's or 0	Commissioners' Date	Stamp)	
Section I: Petitioner, please complete	Section I onl	y.			7 = 6	67
Date: December 2023					REC	
Petitioner's Name: PARKER ROA	D AUTO	PLAZA LI	_C		III JAI	1 0
Petitioner's Mailing Address: 17633 E	Grouse	berry Way			RY.	
Parker	CO		80134		D 11-2	
City or Town		State	Zip	Code		
R0607054	9078 W	ADDRESS OR LE OODMAN V	GAL DESCRIPTION	N OF PROPERTY		
Petitioner requests an abatement or refur above property for the property tax year _ the taxes have been levied erroneously or clerical error, or overvaluation. Attach ad-	r illegally, whe	are incorrect for other due to erro	the following reas	ions: (Briefly des	cribe why	
Petitioner's estimate of value: I declare, under penalty of perjury in the s or statements, has been prepared or exactrue, correct, and complete.		Year				
tide, correct, and complete.				. 500 1097		
Petitioner's Signature			Number (303			
. (1)			estevensan			
By Tool Pt		Daytime Phone	Number <u>(303</u>	<u>) 347-1878</u>		
Agent's &ignature*		Email info@	gstevensan	dassoc.com	1	
*Letter of agency must be attached when petition If the Board of County Commissioners, pursuant to denies the petition for refund or abatement of taxes to the provisions of § 39-2-125, C.R.S., within thirty	§ 39-10-114(1), s in whole or in p	C.R.S., or the Prop	av appeal to the Board	of Assessment Appe	16, C.R.S., eals pursuant	
Section II: Asse		commendati	on			1
	(For Assessor	r's Use Only)				
Tax Year		<u>Tax</u>				
<u>Actual</u> <u>Asses</u>	seu	Tax				
Original						
Corrected						
Abate/Refund						
Assessor recommends approval as	s outlined ab	ove.				
If the request for abatement is based upon the gro protest to such valuation has been filed and a Notice	ce of Determinat	ion has been mailed	to the taxpayer, § 39	-10-114(1)(a)(I)(D), C	ction or .R.S.	
Tax year: (2) /// Protest? No Ye	s (If a protest v	vas filed, please at	tach a copy of the N	JD.)		
Assessor recommends denial for the	he following	reason(s):	Folu	v Ari	_	
15-DPT-AR No. 920-66/15	Hal		Assessor's or De	uty Assesor's Sign	ature	



March 28, 2024

Todd Stevens Info@stevensandassoc.com Stevens & Associates 10303 East Dry Creek Road Suite 240 Englewood, CO 80112

Reference Log Number(s): 202400082, 202400083, 202400084, 202400085, 202400088,

202400089, 202400090 & 202400091

Account Number: R0607054, R0607055, R0607056 & R0607057

Owner: Parker Road Auto Plaza LLC Address of Property: 9078 Woodman Way

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. Stevens:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202400082, 202400083, 202400084, 202400085, 202400088, 202400089, 202400090 & 202400091 and is recommending denial of the petitions for tax year 2021 and 2022. 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.
	I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
X	I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on April 16, 2024 at 1:30 p.m.
D	eated this 2nd day of April , 2024

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Parker Road Auto Plaza LLC	Agent: Todd Stevens
Parcel No.:	R0607055	Abatement Number: 202400084 & 202400085
Assessor's Orig	ginal Value: 2021 and 2022 - \$1,007,04	0
Hearing Date:	April 16, 2024	Hearing Time: 11:00 a.m.
1. The Doug	glas County Assessor was represented a	at the hearing by Rob Moffitt
2. The Petiti	a. □ presentb. □ not present	ck DeJoung of Stevens & Associates
3. Assesso	or's Recommended Value: No change	- \$1,007,040
Petition	ner's Requested Value: \$430,839	
did a cost appr land value by t	oach using a depreciated improvement	I documents in support of the claim: The petitioner's agent cost (for all four parcels) of \$1,832,447, adopting the assigned ying a 15% economic obsolescence for covid. His requested

5.	The A	ssessor pro	esented the following testimony and documents in support of the Assessor's position:
	a. b. c. l.	□valuat □a valua	om sales of comparable properties which sold during the applicable time period; and /or ion using the cost approach; and/or ation using the income approach; and/or. The assessor requested the base period financials and rent rolls for the four parcels but did not hem.
			INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Cla	ssificatio	on:	Commercial condominium - 3230
Tot	al Actua	al Value:	No change - \$1,007,040
app inco	oroach u ome, exp	sed by the	s: The assessor's sales of individual commercial condos support the assigned value. The cost agent is not the best indicator of value for a four-unit commercial condo complex. The actual rent rolls using the income approach should also be considered, however this documentation the agent.
IT :	IS THE	REFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Rec		a. □Appr adations he	roved and the value of the subject property is reduced as set forth in the Findings and crein
	1	b. □ Ap _l	proved in part as set forth in the Findings and Recommendations herein
		c. 🛭 De	nied after abatement hearing

REFEREE:

s/ Jeffrey Hamilton Name

4-17-2024 Date

Abatement Log No. 202400084 & 202400085

d.

Administrative Denial is Granted

Abatement #	202400084	Staff Appraiser	RRM
Tax Year	2021	Review Appraiser	FAE
Date Received	Date Received 1/2/2024		Deny
Petitioner	PARKER ROAD AUTO PLAZA LLC	Reason	Insufficient data was provided to warrant a value change to
Agent	STEVENS & ASSOCIATES/INC.	Reason	this parcel. Operating data has been requested.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$500.000	Assessor Final Review Value	\$1,007,040

The petitioner's agent submitted a value estimate but provided no market information to consider for adjustment to value. The assessor's 2021 valuation model which was used to value the subject property is supported by study period comparable sales, including within the subject condominium development. Operating data for the tenant-occupied areas has been requested. No adjustment is warranted based on the information provided.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607055	3130	0800	\$126,989	\$0	\$126,989	29.000%	\$36,830	8.7485%	\$3,222.07
	3230	0800	\$880,051	\$0	\$880,051	29.000%	\$255,210	8.7485%	\$22,327.05
	Account	Total:	\$1,007,040	\$0	\$1,007,040		\$292,040		\$25,549.12

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607055	3130	0800	\$126,989	\$0	\$126,989	29.000%	\$36,830	8.7485%	\$3,222.07
	3230	0800	\$880,051	\$0	\$880,051	29.000%	\$255,210	8.7485%	\$22,327.05
	Account	Total:	\$1,007,040	\$0	\$1,007,040		\$292,040		\$25,549.12

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0607055	\$1,007,040	\$292,040	\$25,549.12	\$1,007,040	\$292,040	\$25,549.12	\$0.00
Totals	\$1,007,040	\$292,040	\$25,549.12	\$1,007,040	\$292,040	\$25,549.12	\$0.00

Abatement #	202400085	Staff Appraiser	RRM		
Tax Year	2022	Review Appraiser	FAE		
Date Received	1/2/2024	Recommendation	Deny		
Petitioner	PARKER ROAD AUTO PLAZA LLC	Reason	Insufficient data was provided to warrant a value change t		
Agent	STEVENS & ASSOCIATES/INC.	Reason	this parcel. Operating data has been requested.		
Petitioner's Request	Value Too High				
Petitioner's Requested Value	\$500,000	Assessor Final Review Value	\$1,007,040		

The petitioner's agent submitted a value estimate but provided no market information to consider for adjustment to value. The assessor's 2021 valuation model which was used to value the subject property is supported by study period comparable sales, including within the subject condominium development. Operating data for the tenant-occupied areas has been requested. No adjustment is warranted based on the information provided.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607055	3130	0800	\$126,989	\$0	\$126,989	29.000%	\$36,830	8.6456%	\$3,184.17
	3230	0800	\$880,051	\$0	\$880,051	29.000%	\$255,210	8.6456%	\$22,064.44
	Account	Total:	\$1,007,040	\$0	\$1,007,040		\$292,040		\$25,248.61

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607055	3130	0800	\$126,989	\$0	\$126,989	29.000%	\$36,830	8.6456%	\$3,184.17
	3230	0800	\$880,051	\$0	\$880,051	29.000%	\$255,210	8.6456%	\$22,064.44
	Account	Total:	\$1,007,040	\$0	\$1,007,040		\$292,040		\$25,248.61

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
R0607055	\$1,007,040	\$292,040	\$25,248.61	\$1,007,040	\$292,040	\$25,248.61	\$0.00
Totals	\$1,007,040	\$292,040	\$25,248.61	\$1,007,040	\$292,040	\$25,248.61	\$0.00

202400084 - 2021 PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas							
Section I: Petitioner, please complet	e Section I only	<i>'</i> .				- 538	ত্য গল
December 2023				ME	CI	ال ف	₩ [2024
Month Day Year				la la		0.0	2021
Petitioner's Name: PARKER RC			C		JAN	y Z	2024
Petitioner's Mailing Address: 17633	E Grouseb	erry Way					
Parker	CO		80134	BA		, design material agreeme	
City or Town		State	Zip Code				
R0607055		oodman Wa	AL DESCRIPTION OF PRO BY C	PERTY			
Petitioner requests an abatement or reabove property for the property tax yea the taxes have been levied erroneously clerical error, or overvaluation. Attach	/ or illegally, whe	tner que to erron	states that the taxes assone following reasons: (Breous valuation, irregularity	essed against the iefly describe why y in levying,	,		
Petitioner's estimate of value: I declare, under penalty of perjury in thor statements, has been prepared or etrue, correct, and complete.	\$_500,000 Value se second degree examined by me,	Year e, that this petition and to the best o	n, together with any accor of my knowledge, informat	tion, and belief, is	i i		
		Daytime Phone	Number (303) 500-	1087	-		
Petitioner's Signature		Email_info@	stevensandasso	c.com	_		
and the		Daytime Phone	Number (303) 347-	-1878	_		
Agent's Signature*			stevensandasso				
*Letter of agency must be attached when per If the Board of County Commissioners, pursual denies the petition for refund or abatement of to to the provisions of § 39-2-125, C.R.S., within to	nt to § 39-10-114(1), axes in whole or in p thirty days of the entr	C.R.S., or the Prope art, the Petitioner ma ry of any such decision	n, § 39-10-114.5(1), C.R.S.	to § 39-2-116, C.R.S sment Appeals pursu	., ant		
Section II: As		commendation	on ·				
	(For Assesso	r's Ose Only)			- 1		
Tax Yea		<u>Tax</u>					
Actual As	ssessed	187					
Original							
Corrected							
Abate/Refund							
☐ Assessor recommends approve							
If the request for abatement is based upon the protest to such valuation has been filed and a	e grounds of overvalue Notice of Determina	uation, no abatement ition has been mailed	or refund of taxes shall be mad to the taxpayer, § 39-10-114(1	e if an objection or (a)(I)(D), C.R.S.			
			tach a copy of the NOD.)				
Assessor recommends denial f	for the following	reason(s):		~ (
1			John 1	7			
+ Sec Transi	nuttal		Assessor's or Deputy Asse	ssor's Signature	A		
15-DPT-AR No. 920-66/15			()				

202400085-2022

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas		Date Received
Section I: Petitioner, please complete S	Section Lonly	NEC.
Date: December 2023	oodion rolly.	
Month Day Year		JAN
Petitioner's Name.	D AUTO PLAZA LI	
Petitioner's Mailing Address: 17633 E		
Parker	CO	80134
City or Town	State	Zip Code
R0607055	9078 Woodman W	egal description of property Vay C
Petitioner requests an abatement or refundabove property for the property tax year the taxes have been levied erroneously or clerical error, or overvaluation. Attach add	illegally, whether due to erro	d states that the taxes assessed against the the following reasons: (Briefly describe why neous valuation, irregularity in levying,
Petitioner's estimate of value:	500,000 (202 Value	<u>2</u>)
	nined by me, and to the best	on, together with any accompanying exhibits of my knowledge, information, and belief, is
Datitionada Sianatura		Number (303) 500-1087
Petitioner's Signature	Email info@	estevensandassoc.com
By Tool Ch	Daytime Phone	Number (303) 347-1878
Agent's-Signature*	Email info@	gstevensandassoc.com
*Letter of agency must be attached when petition	n is submitted by an agent.	
	in whole or in part, the Petitioner ma	erty Tax Administrator, pursuant to § 39-2-116, C.R.S., ay appeal to the Board of Assessment Appeals pursuant on, § 39-10-114.5(1), C.R.S.
Section II: Asset	ssor's Recommendation	on
Tax Year	(i or resessor a use only)	
Actual Assess	ed <u>Tax</u>	
Original		
Corrected		
Abate/Refund		
☐ Assessor recommends approval as	outlined above.	
If the request for abatement is based upon the group protest to such valuation has been filed and a Notice Tax year: No Yes		to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.
Assessor recommends denial for the		
		J. Da
A Sep Transmit	tal	Assessor's of Deputy Assessor's Signature

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Parker Road Auto Plaza LLC	Agent: Todd Stevens
Parcel No.:	R0607056	Abatement Number: 202400088 & 202400089
Assessor's Orig	ginal Value: 2021 and 2022 - \$1,482,48	0
Hearing Date:	April 16, 2024	Hearing Time: 11:00 a.m.
1. The Doug	glas County Assessor was represented a	at the hearing by Rob Moffitt
2. The Petiti	a. □ presentb. □ not present	ck DeJoung of Stevens & Associates
3. Assesso	or's Recommended Value: No change	- \$1,482,480
Petition	ner's Requested Value: \$634,246	
did a cost appr land value by the	oach using a depreciated improvement	documents in support of the claim: The petitioner's agent cost (for all four parcels) of \$1,832,447, adopting the assigned ring a 15% economic obsolescence for covid. His requested

5.	The A	ssessor pr	esented the following testimony and documents in support of the Assessor's position:
	a. b. c. m.	□valuat □a valua	om sales of comparable properties which sold during the applicable time period; and /or ion using the cost approach; and/or ation using the income approach; and/or. The assessor requested the base period financials and rent rolls for the four parcels but did not hem.
			INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Cla	ssificatio	on:	Commercial condominium - 3230
Tot	al Actua	al Value:	No change - \$1,482,480
app inco	roach u ome, exp	sed by the	s: The assessor's sales of individual commercial condos support the assigned value. The cost agent is not the best indicator of value for a four-unit commercial condo complex. The actual rent rolls using the income approach should also be considered, however this documentation the agent.
IT I	IS THE	REFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Rec		a. □Appi idations he	oved and the value of the subject property is reduced as set forth in the Findings and rein
	1	b. □ Ap ₁	proved in part as set forth in the Findings and Recommendations herein
	(c. 🛭 De	nied after abatement hearing
	(d. □ Adı	ministrative Denial is Granted

not

REFEREE:

s/ Jeffrey Hamilton Name

4-17-2024

Date

Abatement Log No. 202400088 & 202400089

Abatement #	202400088	Staff Appraiser	RRM		
Tax Year	Tax Year 2021		FAE		
Date Received	Date Received 1/2/2024		Deny		
Petitioner	PARKER ROAD AUTO PLAZA LLC	Reason	Insufficient data was provided to warrant a value change		
Agent	STEVENS & ASSOCIATES/INC.	Reason	this parcel. Operating data has been requested.		
Petitioner's Request	Value Too High				
Petitioner's Requested Value	\$740.000	Assessor Final Review Value	\$1 482 480		

The petitioner's agent submitted a value estimate but provided no market information to consider for adjustment to value. The assessor's 2021 valuation model which was used to value the subject property is supported by study period comparable sales, including within the subject condominium development. Operating data for the tenant-occupied areas has been requested. No adjustment is warranted based on the information provided.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607056	3130	0800	\$186,899	\$0	\$186,899	29.000%	\$54,200	8.7485%	\$4,741.69
	3230	0800	\$1,295,581	\$0	\$1,295,581	29.000%	\$375,720	8.7485%	\$32,869.86
	Account	Total:	\$1,482,480	\$0	\$1,482,480		\$429,920		\$37,611.55

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607056	3130	0800	\$186,899	\$0	\$186,899	29.000%	\$54,200	8.7485%	\$4,741.69
	3230	0800	\$1,295,581	\$0	\$1,295,581	29.000%	\$375,720	8.7485%	\$32,869.86
	Account	Total:	\$1,482,480	\$0	\$1,482,480		\$429,920		\$37,611.55

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
R0607056	\$1,482,480	\$429,920	\$37,611.55	\$1,482,480	\$429,920	\$37,611.55	\$0.00
Totals	\$1,482,480	\$429,920	\$37,611.55	\$1,482,480	\$429,920	\$37,611.55	\$0.00

Abatement #	202400089	Staff Appraiser	RRM		
Tax Year	2022	Review Appraiser	FAE		
Date Received	1/2/2024 Recommendation		Deny		
Petitioner	PARKER ROAD AUTO PLAZA LLC	Reason	Insufficient data was provided to warrant a value change to		
Agent	STEVENS & ASSOCIATES/INC.	Reason	this parcel. Operating data has been requested.		
Petitioner's Request	Value Too High				
Petitioner's Requested Value	\$740.000	Assessor Final Review Value	\$1 482 480		

The petitioner's agent submitted a value estimate but provided no market information to consider for adjustment to value. The assessor's 2021 valuation model which was used to value the subject property is supported by study period comparable sales, including within the subject condominium development. Operating data for the tenant-occupied areas has been requested. No adjustment is warranted based on the information provided.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607056	3130	0800	\$186,899	\$0	\$186,899	29.000%	\$54,200	8.6456%	\$4,685.92
	3230	0800	\$1,295,581	\$0	\$1,295,581	29.000%	\$375,720	8.6456%	\$32,483.25
	Account	Total:	\$1,482,480	\$0	\$1,482,480		\$429,920		\$37,169.17

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607056	3130	0800	\$186,899	\$0	\$186,899	29.000%	\$54,200	8.6456%	\$4,685.92
	3230	0800	\$1,295,581	\$0	\$1,295,581	29.000%	\$375,720	8.6456%	\$32,483.25
	Account	Total:	\$1,482,480	\$0	\$1,482,480		\$429,920		\$37,169.17

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
R0607056	\$1,482,480	\$429,920	\$37,169.17	\$1,482,480	\$429,920	\$37,169.17	\$0.00
Totals	\$1,482,480	\$429,920	\$37,169.17	\$1,482,480	\$429,920	\$37,169.17	\$0.00

202400088-2021 PETITION FOR ABATEMENT OR REFUND OF TAXES las

County: Douglas		Date Received	
		(Use Assessor's or Commissioner	
Section I: Petitioner, please complete	Section I only.		الأرتق المستحدث
	•		DECEL M JAN 0
Date: December 2023			10 100 D
	AD AUTO PLAZA LI	C	THIS JAIN
Petitioner's Mailing Address: 17633	E Grouseberry Way		AY:
Parker	CO	80134	
City or Town	State	Zip Code	
SCHEDULE OR PARCEL NUMBER(S) R0607056	PROPERTY ADDRESS OR LE 9078 Woodman W		PERTY
Petitioner requests an abatement or refu above property for the property tax year the taxes have been levied erroneously clerical error, or overvaluation. Attach a	or illegally, whether due to erro	the following reasons: (Brie	tly describe why
Petitioner's estimate of value: I declare, under penalty of perjury in the or statements, has been prepared or extrue, correct, and complete.	camined by me, and to the best	on, together with any accomi	on, and beliet, is
Petitioner's Signature	info@	stevensandassoc	c.com
-11 2			
By Joseph	Daytime Phon	e Number (303) 347-1	1070
Agent's Signature*	Email Info(@stevensandassoc	c.com
*Letter of agency must be attached when peti If the Board of County Commissioners, pursuant denies the petition for refund or abatement of tax to the provisions of § 39-2-125, C.R.S., within the	to § 39-10-114(1), C.R.S., or the Prop	1AV ADDAAI ID IDE BOAIU OI ASSESSII	§ 39-2-116, C.R.S., nent Appeals pursuant
Section II: As:	sessor's Recommendat (For Assessor's Use Only)	ion	
	(For Assessor's Use Only)		
Tax Year	_		
Actual Ass	essed <u>Tax</u>		
Original			
Corrected			
Abate/Refund			
Assessor recommends approval	as outlined above.		
If the request for abatement is based upon the protest to such valuation has been filed and a N	grounds of overvaluation, no abatement lotice of Determination has been maile	nt or refund of taxes shall be made ad to the taxpayer, § 39-10-114(1)(a	if an objection or a)(I)(D), C.R.S.
	Yes (If a protest was filed, please a		
Assessor recommends denial fo	r the following reason(s):	,	
	^	John I	anust
15-DPT-AR No. 920-66/15	uttal	Assessor's or Deputy Assess	sor's Signature

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 on	ly.			50) 57	NA.		Ac 52 57 5	
Date: December 2023						503		M TE	
Month Day Year						IANI	0.2	2021	
Petitioner's Name: PARKER RO					00	JAN	⊌ Z	2024	
Petitioner's Mailing Address: 17633	E Grouse	berry Way	1	-	BY		000 ADD 8500 to	NA DESTRUCTION SERVICE STREET	
Parker	CO		801						
City or Town		State	,	Zip Code					
R0607056		ADDRESS OR L /oodman \	Nay D	TION OF PROPE	RTY				
Petitioner requests an abatement or refi above property for the property tax year the taxes have been levied erroneously clerical error, or overvaluation. Attach a	or illegally, wh	are incorrect to ether due to em	or the following r roneous valuatio	easons: (Brietil)	/ aescrit	pe wny			
Petitioner's estimate of value: I declare, under penalty of perjury in the or statements, has been prepared or extrue, correct, and complete.	Value second degre	e, and to the bes	ar tion, together wi st of my knowled	lge, information	, and be	xhibits elief, is			
		Daytime Pho	ne Number (30	03 ₎ 500-10)87				
Petitioner's Signature		_{Email} info	@stevensa	andassoc.	com				
The State of the S		Daytime Pho	ne Number (30	347-18	378				
Agent's Signature*			@stevens						
			(0)31040110	arradooo.	30111				
*Letter of agency must be attached when pet If the Board of County Commissioners, pursuant denies the petition for refund or abatement of ta to the provisions of § 39-2-125, C.R.S., within the	to § 39-10-114(1), C.R.S., or the Propert, the Petitioner	may appeal to the t	Soard of Assessmen	39-2-116 nt Appeals	i, C.R.S., s pursuan	t		
Section II: As		ecommenda or's Use Only)	tion						
		ors use only)							
Tax Year	essed	Tax							
Actual Ass	Uddu-M	130							
Original									
Corrected									
Abate/Refund									
Assessor recommends approval	as outlined a	bove.							
If the request for abatement is based upon the protest to such valuation has been filed and a N	grounds of overva	luation, no abatem ation has been ma	ent or refund of taxe iled to the taxpayer,	s shall be made if a § 39-10-114(1)(a)(l	n objection (D), C.R.	on or .S.			
1 1200			attach a copy of t						
Assessor recommends denial fo	r the followin	g reason(s):	4	_					
T			1.1			1.			
5-DPT-AR NO. 920-66/15	Harf		Assessor's o	r Deputy Assessor	r's Signat	ture			

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Parker Road Auto Plaza LLC	Agent: Todd Stevens
Parcel No.:	R0607057	Abatement Number: 202400090 & 202400091
Assessor's Orig	ginal Value: 2021 and 2022 - \$787,200	
Hearing Date:	April 16, 2024	Hearing Time: 11:00 a.m.
1. The Doug	glas County Assessor was represented a	at the hearing by Rob Moffitt
2. The Petiti	a. □ presentb. □ not present	ck DeJoung of Stevens & Associates
3. Assesso	or's Recommended Value: No change	e - \$787 ,2 00
Petition	ner's Requested Value: \$336,786	
did a cost appr land value by the	roach using a depreciated improvement	I documents in support of the claim: The petitioner's agent cost (for all four parcels) of \$1,832,447, adopting the assigned ying a 15% economic obsolescence for covid. His requested

5.	The A	ssessor pro	esented the following testimony and documents in support of the Assessor's position:
	a. b. c. n.	□valuati □a valua	om sales of comparable properties which sold during the applicable time period; and /or ion using the cost approach; and/or ation using the income approach; and/or. The assessor requested the base period financials and rent rolls for the four parcels but did not hem.
			INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Clas	ssificatio	on:	Commercial condominium - 3230
Tot	al Actua	ıl Value:	No change - \$787,200
app inco	roach us ome, exp	sed by the	s: The assessor's sales of individual commercial condos support the assigned value. The cost agent is not the best indicator of value for a four-unit commercial condo complex. The actual rent rolls using the income approach should also be considered, however this documentation the agent.
IT I	IS THE	REFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Rec		a. □Appr dations he	oved and the value of the subject property is reduced as set forth in the Findings and rein
	ŀ	о. 🗆 Арр	proved in part as set forth in the Findings and Recommendations herein
	(e. 🗵 De	nied after abatement hearing

REFEREE:

s/ Jeffrey Hamilton Name

4-17-2024

Date

Abatement Log No. 202400090 & 202400091

d.

Administrative Denial is Granted

Abatement #	202400090	Staff Appraiser	RRM		
Tax Year	2021	Review Appraiser	FAE		
Date Received	1/2/2024	Recommendation	Deny		
Petitioner	PARKER ROAD AUTO PLAZA LLC	Reason	Insufficient data was provided to warrant a value change to		
Agent	STEVENS & ASSOCIATES/INC.	Reason	this parcel. Operating data has been requested.		
Petitioner's Request	Value Too High				
Petitioner's Requested Value	\$390,000	Assessor Final Review Value	\$787,200		

The petitioner's agent submitted a value estimate but provided no market information to consider for adjustment to value. The assessor's 2021 valuation model which was used to value the subject property is supported by study period comparable sales, including within the subject condominium development. Operating data for the tenant-occupied areas has been requested. No adjustment is warranted based on the information provided.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607057	3130	0800	\$99,265	\$0	\$99,265	29.000%	\$28,790	8.7485%	\$2,518.69
	3230	0800	\$687,935	\$0	\$687,935	29.000%	\$199,500	8.7485%	\$17,453.26
	Account	Total:	\$787,200	\$0	\$787,200		\$228,290		\$19,971.95

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607057	3130	0800	\$99,265	\$0	\$99,265	29.000%	\$28,790	8.7485%	\$2,518.69
	3230	0800	\$687,935	\$0	\$687,935	29.000%	\$199,500	8.7485%	\$17,453.26
	Account	Total:	\$787,200	\$0	\$787,200		\$228,290		\$19,971.95

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
R0607057	\$787,200	\$228,290	\$19,971.95	\$787,200	\$228,290	\$19,971.95	\$0.00
Totals	\$787,200	\$228,290	\$19,971.95	\$787,200	\$228,290	\$19,971.95	\$0.00

Abatement #	202400091	Staff Appraiser	RRM		
Tax Year	2022	Review Appraiser	FAE		
Date Received	1/2/2024	Recommendation	Deny		
Petitioner	PARKER ROAD AUTO PLAZA LLC	Reason	Insufficient data was provided to warrant a value change to		
Agent	STEVENS & ASSOCIATES/INC.	Reason	this parcel. Operating data has been requested.		
Petitioner's Request	Value Too High				
Petitioner's Requested Value	\$390.000		\$787,200		

The petitioner's agent submitted a value estimate but provided no market information to consider for adjustment to value. The assessor's 2021 valuation model which was used to value the subject property is supported by study period comparable sales, including within the subject condominium development. Operating data for the tenant-occupied areas has been requested. No adjustment is warranted based on the information provided.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607057	3130	0800	\$99,265	\$0	\$99,265	29.000%	\$28,790	8.6456%	\$2,489.07
	3230	0800	\$687,935	\$0	\$687,935	29.000%	\$199,500	8.6456%	\$17,247.97
	Account	Total:	\$787,200	\$0	\$787,200		\$228,290		\$19,737.04

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607057	3130	0800	\$99,265	\$0	\$99,265	29.000%	\$28,790	8.6456%	\$2,489.07
	3230	0800	\$687,935	\$0	\$687,935	29.000%	\$199,500	8.6456%	\$17,247.97
	Account	Total:	\$787,200	\$0	\$787,200		\$228,290		\$19,737.04

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
R0607057	\$787,200	\$228,290	\$19,737.04	\$787,200	\$228,290	\$19,737.04	\$0.00
Totals	\$787,200	\$228,290	\$19,737.04	\$787,200	\$228,290	\$19,737.04	\$0.00

202400090 - 2021
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: December 2023			- 1- 1 T				
Month Day Year		ME	C E				
	AD AUTO PLAZA LLC		1 MAI				
Petitioner's Mailing Address: 17633	E Grouseberry Way	TR.	Urw				
Parker	CO	80134 PV					
City or Town	State	Zip Code B1					
SCHEDULE OR PARCEL NUMBER(S) R0607057	9078 Woodman Way E	ESCRIPTION OF PROPERTY					
Petitioner requests an abatement or ref above property for the property tax year the taxes have been levied erroneously clerical error, or overvaluation. Attach	or lilegally, whether due to entineous	s that the taxes assessed against the lowing reasons: (Briefly describe why valuation, irregularity in levying,					
Petitioner's estimate of value: I declare, under penalty of perjury in the	\$ 390,000 (2021) Value Year e second degree, that this petition, tog	ether with any accompanying exhibits					
or statements, has been prepared or e true, correct, and complete.							
Petitioner's Signature	Daytime Phone Num	ber (303) 500-1087 vensandassoc.com					
By Took Signature		ber (303) 347-1878					
Agent's orginature		vensandassoc.com					
*Letter of agency must be attached when per If the Board of County Commissioners, pursual denies the petition for refund or abatement of to to the provisions of § 39-2-125, C.R.S., within to	at to § 39-10-114(1), C.R.S., or the Property Tax	x Administrator, pursuant to § 39-2-116, C.R.S., sal to the Board of Assessment Appeals pursuant 9-10-114.5(1), C.R.S.	ı				
Section II: As	sessor's Recommendation (For Assessor's Use Only)						
Tax Yea	,						
	sessed Tax						
Original							
Corrected							
Abate/Refund							
Assessor recommends approva	I as outlined above.						
If the request for abatement is based upon the protest to such valuation has been filed and a	grounds of overvaluation, no abatement or refu Notice of Determination has been mailed to the	apayor, 3 oo to the the terminal					
Tax year: Protest? DiNo	Yes (If a protest was filed, please attach a	copy of the NOD.)					
Assessor recommends denial f		Joley Danish					
A See Trans	uttal Ass	sessor's or Deputy Assessor's Signature	1				

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas	-	te Receivedse Assessor's or Commission	oners' Date Stamp)	
Section I: Petitioner, please complete	Section I only.			
Date: December 2023			DECEIV DAN 022	713
Month Day Year	D ALITO DI AZA LI C	r	M 100 2 2	N2L
Potitioners Name.	D AUTO PLAZA LLC		JAN 92 2	.024
Petitioner's Mailing Address: 17633 E	Grouseberry Way	00404		
Parker	CO	80134	9 mm mm mm mm mm mm mm mm	ALLEY SECTION SHEET, SIC.
City or Town	State	Zip Code		
SCHEDULE OR PARCEL NUMBER(S) R0607057	9078 Woodman Wa		COPERTY	
Petitioner requests an abatement or refur above property for the property tax year the taxes have been levied erroneously o clerical error, or overvaluation. Attach ad	r illegally, whether due to erroned	tollowing reasons: (b	nelly describe why	
Petitioner's estimate of value: I declare, under penalty of perjury in the constatements, has been prepared or exactrue, correct, and complete.	mined by me, and to the best of	my knowledge, informa	ation, and belief, is	
	Daytime Phone N	umber (303) 500)-1087	
Petitioner's Signature	Email_info@s	tevensandass	oc.com	
on took She	Daytime Phone N	lumber <u>(303</u>) 347	'-1878	
Agent's Signature*		stevensandass		
*Letter of agency must be attached when petiti If the Board of County Commissioners, pursuant to denies the petition for refund or abatement of taxe to the provisions of § 39-2-125, C.R.S., within third	on is submitted by an agent. o § 39-10-114(1), C.R.S., or the Property	r Tax Administrator, pursuar	nt to § 39-2-116, C.R.S.,	
Section II: Ass	essor's Recommendation (For Assessor's Use Only)	1		
Actual Asse	ssed <u>Tax</u>			
Original				
Corrected				
Abate/Refund				
Assessor recommends approval a				
If the request for abatement is based upon the gr protest to such valuation has been filed and a No	itice of Determination has been mailed to	the taxpayer, 9 39-10-114(de if an objection or 1)(a)(I)(D), C.R.S.	
	res (If a protest was filed, please attac	:n a copy or the NOU.)		
Assessor recommends denial for	the following reason(s).	John 1	200 10	
& See Troms 17 15-DPT-AR NO. 920-66/15	rittal -	Assessor's or Deputy Ass	essor's Signature	

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	MBFB LLC	Agent: Todd Stevens
Parcel No.:	R0600111	Abatement Number: 202400080 & 202400081
Assessor's Orig	ginal Value: 2021 and 2022 - \$510,175	
Hearing Date:	April 16, 2024	Hearing Time: 12:00 p.m.
1. The Doug	glas County Assessor was represented a	at the hearing by Ed Weller
2. The Petiti	a. □ presentb. □ not present	ck DeJoung of Stevens & Associates
3. Assesso	or's Recommended Value: No change	- \$510,175
Petition	ner's Requested Value: Administrativ	e denial
	presented the following testimony and denial prior to the hearing.	documents in support of the claim: Agent requested as

5. The Assessor pro	esented the following testimony and documents in support of the Assessor's position:
b. □valuat c. □a valua	rom sales of comparable properties which sold during the applicable time period; and /or ation using the income approach; and/or Administrative denial
	INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Classification:	Tie back parcel
Total Actual Value:	No change - \$510,175
Reasons are as follow	s: Administrative denial
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. \square Appr Recommendations he	roved and the value of the subject property is reduced as set forth in the Findings and crein
b. 🗆 Ар <u>г</u>	proved in part as set forth in the Findings and Recommendations herein
c. \square De	nied after abatement hearing
d. 🛭 Adı	ministrative Denial is Granted
REFEREE:	- Maria de la companya della company
s/ Jeffrey Hamilton Name	4-17-2024 Date

Abatement Log No. 202400080 & 202400081

Abatement #	202400080	Staff Appraiser	EGW		
Tax Year	2021	Review Appraiser	RRM		
Date Received	1/2/2024	Recommendation	Deny		
Petitioner	MBFB LLC	Reason	Failure by the petitioner or agent to state the reason for the appeal and to present any information to be considered by		
Agent	STEVENS & ASSOCIATES/INC.	Reason	the Assessor in determining whether an adjustment in value is warranted		
Petitioner's Request	Value Too High		is warranted.		
Petitioner's Requested Value	\$500,000	Assessor Final Review Value	\$510.175		

Subject property is a parking lot with site improvements that is valued as one economic unit with R0477203. Petitioner's agent did not supply any supporting documentation to recommend an adjustment. The cost approach was used to value the property for the 2021 tax year. A 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
R0600111	2112	1740	\$510,175	\$0	\$510,175	29.000%	\$147,950	10.2605%	\$15,180.41
	Account	Total:	\$510,175	\$0	\$510,175		\$147,950		\$15,180.41

Final Values

Account #	Abstract Code	Tax District		*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0600111	2112	1740	\$510,175	\$0	\$510,175	29.000%	\$147,950	10.2605%	\$15,180.41
	Account	Total:	\$510,175	\$0	\$510,175		\$147,950		\$15,180.41

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
R0600111	\$510,175	\$147,950	\$15,180.41	\$510,175	\$147,950	\$15,180.41	\$0.00
Totals	\$510,175	\$147,950	\$15,180.41	\$510,175	\$147,950	\$15,180.41	\$0.00

Abatement #	202400081	Staff Appraiser	EGW
Tax Year	2022	Review Appraiser	RRM
Date Received	1/2/2024	Recommendation	Deny
Petitioner	MBFB LLC	Reason	Failure by the petitioner or agent to state the reason for the appeal and to present any information to be considered by
Agent	STEVENS & ASSOCIATES/INC.	Reason	the Assessor in determining whether an adjustment in value is warranted.
Petitioner's Request	Value Too High		is warranted.
Petitioner's Requested Value	\$500,000	Assessor Final Review Value	\$510 175

Subject property is a parking lot with site improvements that is valued as one economic unit with R0477203. Petitioner's agent did not supply any supporting documentation to recommend an adjustment. The cost approach was used to value the property for the 2022 tax year. A 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
R0600111	2112	1740	\$510,175	\$0	\$510,175	29.000%	\$147,950	10.1632%	\$15,036.45
	Account	Total:	\$510,175	\$0	\$510,175		\$147,950		\$15,036.45

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0600111	2112	1740	\$510,175	\$0	\$510,175	29.000%	\$147,950	10.1632%	\$15,036.45
	Account	Total:	\$510,175	\$0	\$510,175		\$147,950		\$15,036.45

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
R0600111	\$510,175	\$147,950	\$15,036.45	\$510,175	\$147,950	\$15,036.45	\$0.00
Totals	\$510,175	\$147,950	\$15,036.45	\$510,175	\$147,950	\$15,036.45	\$0.00

202400080-2021
PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Date Received (Use Assessor's or Commissioners' Date Stamp)								
Section I: Petitioner, please complete	Section I only.					3 5 7 5		
Date: December 2023				同图	,CE	四八		
Month Day Year						0.1		
Petitioner's Name: MBFB LLC					JAN _	U Z		
Petitioner's Mailing Address: 1004 S	inging Woo	d Dr		- DV	<u></u>			
Arcadia	CA		91006	DI				
City or Town	St	ate	Zip Code					
R0600111	PROPERTY ADD		DESCRIPTION OF PROF	PERTY	_			
Petitioner requests an abatement or refu above property for the property tax year the taxes have been levied erroneously of clerical error, or overvaluation. Attach an	2021 are or illegally, whether	e incorrect for the er due to erroneo	following reasons: (Brie	fly describe w	ne rhy			
Petitioner's estimate of value: I declare, under penalty of perjury in the	\$ 500,000 Value second degree, t	(2021) Year	ogether with any accomp	panying exhibi	its			
or statements, has been prepared or extrue, correct, and complete.	amined by me, ar	nd to the best of n	my knowledge, informations when (303) 500-1	on, and belief,	is			
Petitioner's Signature			evensandassoc					
501								
By Took fitte		-	ımber <u>(303) 347-1</u>					
Agent's Signature*	E	mail info@s	tevensandassoc	.com				
*Letter of agency must be attached when petit If the Board of County Commissioners, pursuant denies the petition for refund or abatement of tax to the provisions of § 39-2-125, C.R.S., within thir	to § 39-10-114(1), C.I	R.S., or the Property	peal to the Board of Assessm	§ 39-2-116, C.R. ent Appeals purs	.S., iuant			
Section II: Ass	essor's Reco							
	(For Assessor's	Use Only)						
Tax Year _	ssed Ta	av.						
Actual Asse	sseu 10	14						
Original								
Corrected								
Abate/Refund								
☐ Assessor recommends approval a	s outlined abov	/e.						
If the request for abatement is based upon the graph protest to such valuation has been filed and a No.	ounds of overvaluation	on, no abatement or re has been mailed to t	efund of taxes shall be made it he taxpayer, § 39-10-114(1)(a)	an objection or (I)(D), C.R.S.				
Tax year Protest? D No	es (If a protest was	s filed, please attach	a copy of the NOD.)					
Assessor recommends denial for	the following re	eason(s):	1, 0		\	1		
A Soo Transmitt 15-DPT-AR No. 920-66/15	ial	7	psessor's or Denjuty Assess	of's Signature	4	(

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas		Date Received	Stamp)
Section I: Petitioner, please complete	e Section I only.		DEGELT JAN 02
December 2023	•		100 100
Month Day Year			III JAN 62
Petitioner's Name: MBFB LLC			
Petitioner's Mailing Address: 1004 S	Singing Wood Dr		B1:
Arcadia	CA	91006	
City or Town	State	Zip Code	
SCHEDULE OR PARCEL NUMBER(S) R0600111	PROPERTY ADDRESS OF Parking Lot	R LEGAL DESCRIPTION OF PROPERTY	<i>'</i>
Petitioner requests an abatement or red above property for the property tax year the taxes have been levied erroneously clerical error, or overvaluation. Attach	or illegally, whether due to	erroneous valuation, irregularity in lev	action will
Petitioner's estimate of value: I declare, under penalty of perjury in thor statements, has been prepared or etrue, correct, and complete.	examined by me, and to the	Year petition, together with any accompanying best of my knowledge, information, ar	id belief, is
*	Daytime P	thone Number (303) 500-108	7
Petitioner's Signature	_{Email} inf	fo@stevensandassoc.co	m
- WSI	Davtime P	Phone Number <u>(303)</u> 347-187	8
Agent's Signature*	Email in	fo@stevensandassoc.co	m
*Letter of agency must be attached when per If the Board of County Commissioners, pursual denies the petition for refund or abatement of to to the provisions of § 39-2-125, C.R.S., within to	ntition is submitted by an agent. Int to § 39-10-114(1), C.R.S., or the axes in whole or in part, the Petitio thirty days of the entry of any such	p Property Tax Administrator, pursuant to § 39- ner may appeal to the Board of Assessment A decision, § 39-10-114.5(1), C.R.S.	2-116. C.R.S
Section II: As	ssessor's Recommen (For Assessor's Use Only)		
Tax Yea	r ssessed <u>Tax</u>		
Actual As	Sessed Two		
Original			
Corrected			
Abate/Refund			
Assessor recommends approva			
If the request for abatement is based upon the protest to such valuation has been filed and a	grounds of overvaluation, no abat Notice of Determination has been	tement or refund of taxes shall be made if an o mailed to the taxpayer, § 39-10-114(1)(a)(I)(D	bjection or), C.R.S.
0 00	Yes (If a protest was filed, ple		
Assessor recommends denial f	or the following reason(s)	John J	
of Spotimers Mit	tal	Assessor's or Deputy Assessor's	Signature
15-DPT-AR No. 920-66/15			



March 28, 2024

Todd Stevens info@stevensassoc.com Stevens & Associates 10303 East Dry Creek Rd. Suite 240 Englewood, CO 80112

Reference Log Number(s): 202400080, 202400081, 202400086 & 202400087

Account Number: R0600111 & R0477203

Owner: MBFB LLC

Address of Property: 3911 Ambrosia St. and Parking Lot

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. Stevens:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202400080, 202400081, 202400086 & 202400087 and is recommending denial of the petitions for tax year 2021 and 2022. 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.
	I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
X	I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on April 16, 2024 at 2:30 p.m.
	Dated this 2nd day of April , 2024

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Agent: Todd Stevens

MBFB LLC

and rent roll statements as required.

Petitioner:

Parcel No.:	R0477203	Abatement Number: 202400086 & 202400087
Assessor's Orig	ginal Value: 2021 and 2022 - \$8,964,43	1
Hearing Date:	April 16, 2024	Hearing Time: 12:00 p.m.
1. The Doug	glas County Assessor was represented a	at the hearing by Ed Weller
2. The Petiti	ioner was: a.	ck DeJoung of Stevens & Associates
3. Assess	or's Recommended Value: \$8,399,825	
Petition	ner's Requested Value: \$3,690,000	
lease comps, o blending the o	ne for office space for \$16/sf and one ffice and retail rates, he applied a 15%	I documents in support of the claim: The agent provided two retail lease comp at \$18/sf. He did an income approach vacancy and collection loss, 11% operating expenses and an 000. He also provided the base period income and expense

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 a. \(\subseteq \text{data from sales of comparable properties which sold during the applicable time period; and /or \(\subseteq \text{valuation using the cost approach; and/or } \) c. \(\subseteq \text{a valuation using the income approach; and/or } \) p. \(\subseteq other - He reviewed the actual income and expense and rent roll statements, considered the base period subject sale with a covid discount and recommended a reduction to the original value.
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Retail and office - 2220
Total Actual Value: Assessor's recommended value - \$8,399,825
Reasons are as follows: The assessor's blended sales of retail and office properties (including the sale of the subject property), plus the actual base period financials support the new recommended value.
IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. \square Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
b. Approved in part as set forth in the Findings and Recommendations herein
c. Denied after abatement hearing
d. Administrative Denial is Granted
REFEREE:

s/ Jeffrey Hamilton Name

4-17-2024 Date

Abatement Log No. 202400086 & 202400087

Abatement #	202400086	Staff Appraiser	EGW
Tax Year	2021	Review Appraiser	RRM
Date Received	1/2/2024	Recommendation	Adjust
Petitioner	MBFB LLC	Reason	Revised as per Hearing Officer's Recommendation
Agent	STEVENS & ASSOCIATES/INC.	Reason	Nevised as per flearing Officer's Neconfinentiation
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$7.480.000		\$8,399,825

Original Recommendation: Subject property consists of two commercial buildings totaling 27,637 SF built in 2017 that functions as one economic unit with R0600111. Petitioner's agent did not supply any information to recommend an adjustment. An email was sent 2/8/2024 requesting actual operating data for the study period and there has been no response from petitioner's agent. The sales comparison approach was used to value the property for the 2021 tax year and the model that was chosen to value the subject is appropriate. A denial of the appeal is recommended. Hearing Officer's Recommendation: **Adjusted at the 4/16/24 Hearing based on sales.**

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0477203	2112	1740	\$351,806	\$0	\$351,806	29.000%	\$102,020	10.2605%	\$10,467.76
	2212	1740	\$4,121,240	\$0	\$4,121,240	29.000%	\$1,195,160	10.2605%	\$122,629.39
	2220	1740	\$4,491,385	\$0	\$4,491,385	29.000%	\$1,302,500	10.2605%	\$133,643.01
	Account	Total:	\$8,964,431	\$0	\$8,964,431		\$2,599,680		\$266,740.16

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0477203	2112	1740	\$351,806	\$0	\$351,806	29.000%	\$102,020	10.2605%	\$10,467.76
	2212	1740	\$3,863,049	\$0	\$3,863,049	29.000%	\$1,120,280	10.2605%	\$114,946.33
	2220	1740	\$4,184,970	\$0	\$4,184,970	29.000%	\$1,213,640	10.2605%	\$124,525.53
	Account	Total:	\$8,399,825	\$0	\$8,399,825		\$2,435,940		\$249,939.62

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
R0477203	\$8,964,431	\$2,599,680	\$266,740.16	\$8,399,825	\$2,435,940	\$249,939.62	\$16,800.54
Totals	\$8,964,431	\$2,599,680	\$266,740.16	\$8,399,825	\$2,435,940	\$249,939.62	\$16,800.54

Abatement #	Abatement # 202400087 Staff Appraiser		EGW		
Tax Year	2022	Review Appraiser	RRM		
Date Received	1/2/2024	Recommendation	Adjust		
Petitioner	MBFB LLC	Reason	Revised as per Hearing Officer's Recommendation		
Agent	STEVENS & ASSOCIATES/INC.	Reason	revised as per riearing Officer's recommendation		
Petitioner's Request	Value Too High				
Petitioner's Requested Value	\$7,480,000	Assessor Final Review Value	\$8,399,825		

Original Recommendation: Subject property consists of two commercial buildings totaling 27,637 SF built in 2017 that functions as one economic unit with R0600111. Petitioner's agent did not supply any information to recommend an adjustment. An email was sent 2/8/2024 requesting actual operating data for the study period and there has been no response from petitioner's agent. The sales comparison approach was used to value the property for the 2022 tax year and the model that was chosen to value the subject is appropriate. A denial of the appeal is recommended. Hearing Officer's Recommendation: **Adjusted at the 4/16/24 Hearing based on sales.**

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0477203	2112	1740	\$351,806	\$0	\$351,806	29.000%	\$102,020	10.1632%	\$10,368.50
	2212	1740	\$4,121,240	\$0	\$4,121,240	29.000%	\$1,195,160	10.1632%	\$121,466.50
	2220	1740	\$4,491,385	\$0	\$4,491,385	29.000%	\$1,302,500	10.1632%	\$132,375.68
	Account	Total:	\$8,964,431	\$0	\$8,964,431		\$2,599,680		\$264,210.68

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0477203	2112	1740	\$351,806	\$0	\$351,806	29.000%	\$102,020	10.1632%	\$10,368.50
	2212	1740	\$3,863,049	\$0	\$3,863,049	29.000%	\$1,120,280	10.1632%	\$113,856.30
	2220	1740	\$4,184,970	\$0	\$4,184,970	29.000%	\$1,213,640	10.1632%	\$123,344.66
	Account	Total:	\$8,399,825	\$0	\$8,399,825		\$2,435,940		\$247,569.46

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
R0477203	\$8,964,431	\$2,599,680	\$264,210.68	\$8,399,825	\$2,435,940	\$247,569.46	\$16,641.22
Totals	\$8,964,431	\$2,599,680	\$264,210.68	\$8,399,825	\$2,435,940	\$247,569.46	\$16,641.22

202400086-2021
PETITION FOR ABATEMENT OR REFUND OF TAXES
las

County: Douglas		Date Received			
		(Use Assessor's or Commissioners' Dat	e Stamp)		-252
Section I: Petitioner, please complete	Section I only.		250	CEI	VE)
Date: December 2023			圆原		2021
Month Day Year			<i>III</i>	JAN 02	LUL4
Petitioner's Name: MBFB LLC			5777	OI	
Petitioner's Mailing Address: 1004 S	inging Wood Dr		PY	1	THE REAL PROPERTY AND PERSONS NAMED IN
Arcadia	CA	91006	ים		
City or Town	State	Zip Code			
SCHEDULE OR PARCEL NUMBER(S) R0477203	PROPERTY ADDRESS OF 3911 Ambrosia	R LEGAL DESCRIPTION OF PROPERT St	Υ		
Petitioner requests an abatement or refu	and of the appropriate taxes	s and states that the taxes assessed	egainst the		
above property for the property tax year the taxes have been levied erroneously clerical error, or overvaluation. Attach a	<u>ZUZ1</u> are incorrect or illegally, whether due to	t for the following reasons: (Briefly de erroneous valuation, irregularity in lev	scribe why		
Petitioner's estimate of value:	\$_7,480,000 (2	021 ₎			
I declare, under penalty of perjury in the or statements, has been prepared or extrue, correct, and complete.	amined by me, and to the t	oest of my knowledge, information, an	d belief, is		
	Daytime Pl	none Number (303) 500-108			
Petitioner's Signature	_{Email_} inf	o@stevensandassoc.co	<u>m</u>		
By Jod St	Daytime P	hone Number (303) 347-1878	8	_	
Agent's Signature*		fo@stevensandassoc.co			
*Letter of agency must be attached when petit	-				
If the Board of County Commissioners, pursuant denies the petition for refund or abatement of tax to the provisions of § 39-2-125, C.R.S., within this	to § 39-10-114(1), C.R.S., or the	her may appeal to the Board of Assessment Ap	2-116, C.R.S., opeals pursuan	ıt	
Section II: Ass	sessor's Recommend	lation		7	
	(For Assessor's Use Only)				
Tax Year _ Actual Asse	essed Tax				
Cartago Const	110				
Original					
Corrected					
Abate/Refund Assessor recommends approval	as outlined above.				
If the request for abatement is based upon the g protest to such valuation has been filed and a No	rounds of overvaluation, no abate otice of Determination has been r	ement or refund of taxes shall be made if an ob nailed to the taxpayer, § 39-10-114(1)(a)(I)(D),	jection or C.R.S.		
Tax year: 202 Protest? No 🗆	Yes (If a protest was filed, plea	se attach a copy of the NOD.)			
Assessor recommends denial for	the following reason(s):	1,			
		John Van	wed	1	
15-DPT-AR No. 920-66/15	Tal	Assessor's or Deputy Assessor's S	ignature		

2024 000 87-2022 PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas		Date Received
		(Use Assessor's or Commissioners' Date Stamp)
Section I: Petitioner, please complet	e Section I only.	95
		M 55.
Date: December 2023 Month Day Year		la)
		ILL .
Petitioner's Name: MBFB LLC		
Petitioner's Mailing Address: 1004 S	Singing Wood Dr	BY:
Arcadia	CA	91006
City or Town	State	Zip Code
SCHEDULE OR PARCEL NUMBER(S) R0477203	PROPERTY ADDRESS OR 3911 Ambrosia S	LEGAL DESCRIPTION OF PROPERTY
110111200		
above property for the property tax year	r <u>2022</u> are incorrect to or illegally, whether due to ea	and states that the taxes assessed against the for the following reasons: (Briefly describe why rroneous valuation, irregularity in levying, (.)
Petitioner's estimate of value: I declare, under penalty of perjury in the or statements, has been prepared or e true, correct, and complete.	\$\frac{7,480,000}{\text{Value}} \(\frac{20}{\text{Y}} \) e second degree, that this per xamined by me, and to the beta	022) ear tition, together with any accompanying exhibits est of my knowledge, information, and belief, is
	Davtima Ph	one Number (303) 500-1087
Petitioner's Signature	infc	@stevensandassoc.com
· CAT		
By Tool Stand		one Number <u>(303) 347-1878</u>
Agent's Signature*	_{Email} info	@stevensandassoc.com
*Letter of agency must be attached when per If the Board of County Commissioners, pursuan denies the petition for refund or abatement of ta to the provisions of § 39-2-125, C.R.S., within the	nt to § 39-10-114(1), C.R.S., or the P	Property Tax Administrator, pursuant to § 39-2-116, C.R.S., or may appeal to the Board of Assessment Appeals pursuant ocision, § 39-10-114.5(1), C.R.S.
Section II: As	sessor's Recommenda (For Assessor's Use Only)	ation
Tax Year		
Actual As	sessed <u>Tax</u>	
Original		
Original		
Corrected		
Abate/Refund		
☐ Assessor recommends approva	l as outlined above.	
V. N	amunds of averyalization, no shaten	nent or refund of taxes shall be made if an objection or
protest to such valuation has been filed and a l	Notice of Determination has been ma	alled to the taxpayer, § 59-10-114(1)(a)(1)(b), C.R.S.
Tax year(XVXCZ Protest? DNNo L	a	
Assessor recommends denial fo	or the following reason(s):	Assessor's or Disputy Assessor's Signature
TE DET AR No 020-66/15	nay	//
15-DPT-AR No. 920-66/15	-	U