

## Ashley Chamberlain

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**From:** Alex Liu <lexkeys137@hotmail.com>  
**Sent:** Tuesday, May 12, 2026 2:35 PM  
**To:** Ashley Chamberlain  
**Cc:** Felice Entratter; Brenda Davis; Amy Williams  
**Subject:** Re: Douglas County May 2026 Abatement Hearing re 22087 Day Star Dr.

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

Yes that is correct. I would like to terminate any further appeal for the 2024 and 2025 tax years

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**From:** Ashley Chamberlain <achamberlain@douglasco.gov>  
**Sent:** Tuesday, May 12, 2026 1:55:42 PM  
**To:** Alex Liu <lexkeys137@hotmail.com>  
**Cc:** Felice Entratter <fentratter@douglasco.gov>; Brenda Davis <BDavis@douglasco.gov>; Amy Williams <awilliam@douglasco.gov>  
**Subject:** RE: Douglas County May 2026 Abatement Hearing re 22087 Day Star Dr.

Alex,

Just to confirm, are you Accepting the Assessor's recommended reduction in value and terminate any further appeal for both 2024 & 2025 tax years?

Thank you,  
Ashley

*Ashley Chamberlain*  
Sr. Paralegal  
Douglas County Attorney's Office  
100 Third Street  
Castle Rock, CO 80104  
(303) 660-7414  
[achamberlain@douglasco.gov](mailto:achamberlain@douglasco.gov)



I work remotely on Wednesday and Friday.

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**From:** Alex Liu <lexkeys137@hotmail.com>  
**Sent:** Tuesday, May 12, 2026 1:51 PM  
**To:** Ashley Chamberlain <achamberlain@douglasco.gov>  
**Cc:** Felice Entratter <fentratter@douglasco.gov>; Brenda Davis <BDavis@douglasco.gov>; Amy Williams <awilliam@douglasco.gov>  
**Subject:** Re: Douglas County May 2026 Abatement Hearing re 22087 Day Star Dr.

202600061-2024  
202600062-2025

### Petition For Abatement Or Refund Of Taxes

County: \_\_\_\_\_

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

**Section I: Petitioner, please complete Section I only.**

Date: 2 5 2026  
Month Day Year

Petitioner's Name: Alexander Liu  
Petitioner's Mailing Address: 22087 Day Star Dr.  
Parker CO 80138  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) \_\_\_\_\_  
PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
22087 Day Star Dr. Parker, Co 80138  
R0405857

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

per email  
to owner  
2/10/26  
By

Petitioner's estimate of value: \$ 615,000.00 (2024) and \$ 603,000.00 (2025)  
Value Year Value Year

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

[Signature] Phone Number 303-909-6452 Email LEXKEYS137@Hotmail.com  
Petitioner's Signature

By \_\_\_\_\_ Phone Number \_\_\_\_\_ Email \_\_\_\_\_  
Agent's Signature\*

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

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

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

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

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

Assessor recommends approval as outlined above.

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

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

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

Assessor recommends denial for the following reason(s): \_\_\_\_\_

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

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**  
(Section III or Section IV must be completed)

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_ with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and Petitioner \_\_\_\_\_

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

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

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

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

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Month Year County Clerk's or Deputy County Clerk's Signature

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

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

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

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

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

# Transmittal Sheet for Abatement #: 202600061

Abatement #	202600061	Staff Appraiser	LRD
Tax Year	2024	Review Appraiser	BAF
Date Received	2/9/2026	Recommendation	Adjust
Petitioner	ALEXANDER CHEHAUR LIU	Reason	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$615,000	Assessor Final Review Value	\$615,000

The subject is an average quality, 2-story home at 22087 Day Star Drive in Parker. The Petitioner is appealing the 2024 valuation and requesting a value of \$615,000. The Petitioner purchased the home on 4/30/2024 for \$615,000, outside of the statutory study period of 7/1/2020 to 6/30/2022. The petitioner notified the assessor's office to correct the basement size from a full basement to a partial basement of 399 sqft. This was verified and corrected. Upon further research it was discovered that the basement is finished and the assessor's record indicated it was unfinished. The basement finish was added at 95% per office policy as well as an extended patio in the rear yard. Based on the adjusted comparable sales, the market analysis indicated a reduction to the 2024 market value to \$615,000.

## Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$138,454	\$0	\$138,454	6.700%	\$9,280	10.2854%	\$954.49
	1212	2633	\$488,654	(\$55,000)	\$433,654	6.700%	\$29,050	10.2854%	\$2,987.91
<b>Account Total:</b>			<b>\$627,108</b>	<b>(\$55,000)</b>	<b>\$572,108</b>		<b>\$38,330</b>		<b>\$3,942.40</b>

## Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$138,454	\$0	\$138,454	6.700%	\$9,280	10.2854%	\$954.49
	1212	2633	\$476,546	(\$55,000)	\$421,546	6.700%	\$28,240	10.2854%	\$2,904.60
<b>Account Total:</b>			<b>\$615,000</b>	<b>(\$55,000)</b>	<b>\$560,000</b>		<b>\$37,520</b>		<b>\$3,859.09</b>

## Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0405857	\$627,108	\$38,330	\$3,942.40	\$615,000	\$37,520	\$3,859.09	\$83.31
<b>Totals</b>	<b>\$627,108</b>	<b>\$38,330</b>	<b>\$3,942.40</b>	<b>\$615,000</b>	<b>\$37,520</b>	<b>\$3,859.09</b>	<b>\$83.31</b>

## \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0405857	SB-001 Residential 55k Exemption	(\$55,000)

## Transmittal Sheet for Abatement #: 202600062

Abatement #	202600062	Staff Appraiser	LRD
Tax Year	2025	Review Appraiser	BAF
Date Received	2/9/2026	Recommendation	Deny
Petitioner	ALEXANDER CHEHAUR LIU	Reason	Data collected from the preceding 24 month study period supports the current assessment on your property.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$603,000	Assessor Final Review Value	\$609,929

The subject is an average quality, 2-story home at 22087 Day Star Drive in Parker. The Petitioner is appealing the 2025 valuation and requesting a value of \$603,000. The Petitioner purchased the home on 4/30/2024 for \$615,000, within the statutory study period of 7/1/2022 to 6/30/2024. Comparable 1 is the subject's sale. The petitioner notified the assessor's office to correct the basement size from a full basement to a partial basement of 399 sqft. This was verified and corrected. Upon further research it was discovered that the basement is finished and the assessor record indicated it was unfinished. The basement finish was added at 95% per office policy as well as an extended patio in the rear yard. Based on the adjusted comparable sales, the market analysis indicates no reduction to the 2025 market value of \$609,929.

### Local Government

#### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$143,173	\$0	\$143,173	6.250%	\$8,950	6.0966%	\$545.65
	1212	2633	\$466,756	\$0	\$466,756	6.250%	\$29,170	6.0966%	\$1,778.38
<b>Account Total:</b>			<b>\$609,929</b>	<b>\$0</b>	<b>\$609,929</b>		<b>\$38,120</b>		<b>\$2,324.03</b>

#### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$143,173	\$0	\$143,173	6.250%	\$8,950	6.0966%	\$545.65
	1212	2633	\$466,756	\$0	\$466,756	6.250%	\$29,170	6.0966%	\$1,778.38
<b>Account Total:</b>			<b>\$609,929</b>	<b>\$0</b>	<b>\$609,929</b>		<b>\$38,120</b>		<b>\$2,324.03</b>

#### Refund Amounts - Local Government

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
R0405857	\$609,929	\$38,120	\$2,324.03	\$609,929	\$38,120	\$2,324.03	\$0.00
<b>Totals</b>	<b>\$609,929</b>	<b>\$38,120</b>	<b>\$2,324.03</b>	<b>\$609,929</b>	<b>\$38,120</b>	<b>\$2,324.03</b>	<b>\$0.00</b>

## Transmittal Sheet for Abatement #: 202600062

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$143,173	\$0	\$143,173	7.050%	\$10,090	4.5528%	\$459.38
	1212	2633	\$466,756	\$0	\$466,756	7.050%	\$32,910	4.5528%	\$1,498.33
	<b>Account Total:</b>		<b>\$609,929</b>	<b>\$0</b>	<b>\$609,929</b>	<b>\$43,000</b>		<b>\$1,957.71</b>	

#### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$143,173	\$0	\$143,173	7.050%	\$10,090	4.5528%	\$459.38
	1212	2633	\$466,756	\$0	\$466,756	7.050%	\$32,910	4.5528%	\$1,498.33
	<b>Account Total:</b>		<b>\$609,929</b>	<b>\$0</b>	<b>\$609,929</b>	<b>\$43,000</b>		<b>\$1,957.71</b>	

#### Refund Amounts - Schools

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
R0405857	\$609,929	\$43,000	\$1,957.71	\$609,929	\$43,000	\$1,957.71	\$0.00
<b>Totals</b>	<b>\$609,929</b>	<b>\$43,000</b>	<b>\$1,957.71</b>	<b>\$609,929</b>	<b>\$43,000</b>	<b>\$1,957.71</b>	<b>\$0.00</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$2,324.03	\$2,324.03	\$0.00	\$1,957.71	\$1,957.71	\$0.00	<b>\$0.00</b>



May 1, 2026

Ryan Woods  
drwoods.choosehealth@gmail.com  
4442 Applecrest Cir.  
Castle Rock, CO 80109

Reference Log Number(s): 202600066  
Account Number: R0444888  
Owner: Ryan Woods  
Address of Property: 4442 Applecrest Cir.

**\*\*\*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. Woods:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600066 and is recommending adjustment of the petition for tax year 2025. 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.

X 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.

RW  
~~\_\_\_\_\_~~ 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 **May 20, 2026 at 2:30 p.m.**

Dated this 5<sup>th</sup> day of May, 2026.

202600066-2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

DCASSESSOR  
FEB 11 2026 RCD

County: Douglas.

Section 1: Property Details

Date Received: \_\_\_\_\_

Date Completed:	2-5-2026
Owner Name:	Ryan Woods
Owner Mailing Address:	4442 Applecrest Cir.
Schedule/Parcel Number:	235132417011 R0444888
Property Address/Legal Description:	4442 Applecrest Cir Castle Rock 80109

Section 2: Abatement or Refund Reason(s)

Property Tax Year: 2025	Petitioner Estimate of Value: <del>\$53</del> \$529,000
Reason for abatement or refund request: Comparable sales at 2934 Feather Ct Castle Rock 80109 put the value of my home at 529,000. The treasurer's office shows \$611,706 putting the difference in value at \$82,706. I have also attached 3 more comparables from 2023-24.	

Section 3: Attestation

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

Print Name of Person Signing: Ryan Woods

Email Address: drwoods.chooshealth@gmail.com Phone Number: 513 236 7173

Signature: [Signature] Date: 2-5-25

\*Signing as:  Owner  Agent \*Letter of agency must be attached when petition is submitted by an agent.

Section 4: Assessor Recommendation (Assessor Use Only)

Check each box applicable if mixed use.

Property Type:  Residential  Commercial  Industrial  Agricultural  Mixed-Use  Other

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

Assessor Recommendation:	Approve <input type="checkbox"/>	Deny <input type="checkbox"/>
Protest in Abatement/Refund Tax Year:*	No <input type="checkbox"/>	Yes <input type="checkbox"/> (If a protest was filed, attach a copy of the NOD)
Reason for Denial Recommendation:		
Assessor or Deputy Assessor Signature:		Date:

**Section 5: Mutual Agreement**

The Commissioners of \_\_\_\_\_ County authorize the assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$ \_\_\_\_\_ or less per tract, parcel, or lot of land or per schedule or personal property in accordance with § 39-1-113(1.5), C.R.S. The Petitioner and Assessor mutually agree with the values and taxes as outlined in Section 4 or in the table below.

Petitioner Signature:	Date:
Assessor or Deputy Assessor Signature:	Date:

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

**Section 6: Decision of the County Commissioners  
(Must be completed if Section 5 does not apply)**

The County Commissioners of \_\_\_\_\_ County, State of Colorado, held a meeting on \_\_\_\_ / \_\_\_\_ / \_\_\_\_.  
The following members were present:

Notice of the meeting and an opportunity to appear were given to the Petitioner  p  not present  
and the County Assessor  p  not present

The Board of County Commissioners (BOCC) are fully advised and have considered the petition. The Board  agrees  
 does not agree with the recommendation of the Assessor. The petition has been  approved  approved in part  
 denied with an abatement/refund as follows:

Year	Taxes Abate/Refund	BOCC Chairperson's Signature	Date
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I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners, do hereby certify that the above order is truly copied from the record of the proceedings of the Board of County Commissioners.

County Clerk's or Deputy County Clerk's Signature	Date
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Note: Abatements greater than \$10,000 per schedule per year must be submitted in duplicate to the Property Tax Administrator for review.

**Section 7: Action of the Property Tax Administrator**

Division Review	Approved <input type="checkbox"/>	Denied <input type="checkbox"/>	Code:	Reviewer:	
Tax Year:	Amount:				
Timely Filed:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date Completed:		

Administrative Assistant's Signature	Date	Property Tax Administrator's Signature	Date
--------------------------------------	------	--	------

Comparables

<b>Address</b>	<b>Parcel</b>	<b>Date</b>	<b>Sold</b>
2519 COACH HOUSE LOOP	Parcel #: 2505-042-03-119	7.14.23	520,000.00
3978 MINERS CANDLE PL	Parcel #: 2505-042-01-001	3.25.24	525,000.00
1959 MORNINGVIEW LN	Parcel #: 2505-051-21-003	3.22.24	507,726.00

P.O. BOX 1208  
100 Third Street, Suite 120  
Castle Rock, CO 80104



Scan Me!

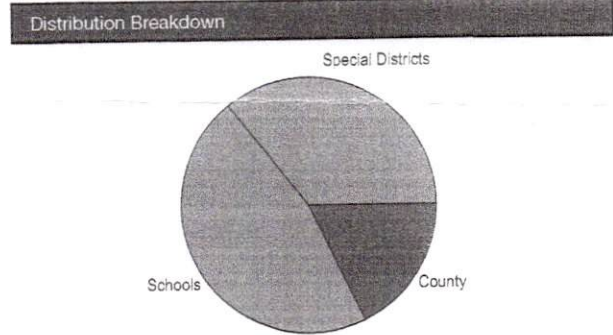
ACCOUNT # **R0444888**  
PARCEL # **235132417011**  
TAX DISTRICT # **1690**  
Email Verification Key **MJ3RNJ0B**

27496\*52\*\*G50\*\*0.442\*\*1/2\*\*\*\*\*AUTO\*\*5-DIGIT 80104  
RYAN WOODS  
4442 APPLECREST CIR  
CASTLE ROCK CO 80109-8663



Valuation	Actual
LAND	\$158,248
BUILDING/IMPROVE	\$453,458
PERSONAL	\$0
TOTAL	\$611,706
<b>NET TOTAL</b>	<b>\$611,706</b>

Tax Authority	Tax Levy	Temp Tax Credit	General Tax
DOUGLAS COUNTY GOVERNMENT	18.624000	0.000000	712.00
DEVELOPMENTAL DISABILITY	1.150000	0.000000	43.96
DOUGLAS COUNTY SCHOOLS	45.528000	0.000000	1,963.62
TOWN OF CASTLE ROCK	0.920000	0.000000	35.17
CEDAR HILL CEMETERY	0.104000	0.000000	3.98
DOUGLAS COUNTY CONSERVE	0.000000	0.000000	0.00
MEADOWS METRO DISTRICT 2	35.000000	0.000000	1,338.06
DOUGLAS COUNTY LIBRARIES	3.519000	0.481000	134.53
<b>TOTAL</b>	<b>NET LEVY = 104.845000</b>		<b>4,231.32</b>
	<b>GRAND TOTAL</b>		<b>4,231.32</b>



The school general fund mill levy for 2026 would have been 63.714 mills if there had been no state revenues. \$360,661,227 of state revenues is estimated to be received by this district during fiscal year 2025-2026.

Payment	Due Date	Amount
FIRST HALF	MAR 02, 2026	2,115.66
SECOND HALF	JUN 15, 2026	2,115.66
<b>FULL PAYMENT</b>	<b>APR 30, 2026</b>	<b>4,231.32</b>

Legal Description  
LOT 11 BLOCK 6 THE MEADOWS FLG 12 0.16 AM/L

SITUS ADDRESS: 4442 APPLECREST CIR CASTLE ROCK 801090000

## INFORMATION STATEMENT

In accordance with CRS 39-10-103, this notification serves to inform property owners that detailed property tax statements are available at [www.douglascotax.com](http://www.douglascotax.com)

### IMPORTANT INFORMATION

Your mortgage company has informed us that they will be responsible for your property tax payment. This statement is for informational purposes only.

If you no longer escrow, please confirm payment responsibility with your lender.

Seniors over 65 who have lived in their home for over 10 years, and Disabled Veterans, may qualify for a partial property tax exemption. To learn more visit [www.douglas.co.us/assessor](http://www.douglas.co.us/assessor).

Is your mailing address correct? USPS does not update mailing addresses when a forwarding address expires. Please confirm your current mailing address by accessing your account on our website.

Questions or comments? Call 303.660.7455 or email [dctreasurer@douglas.co.us](mailto:dctreasurer@douglas.co.us)

Visit [www.douglascotax.com](http://www.douglascotax.com) to access statements, receipts, historical billing and payment records, and more...



# Transmittal Sheet for Abatement #: 202600066

Abatement #	202600066	Staff Appraiser	EAW
Tax Year	2025	Review Appraiser	BAF
Date Received	2/11/2026	Recommendation	Adjust
Petitioner	RYAN WOODS	Reason	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$529,000	Assessor Final Review Value	\$570,000

The subject property is an average-quality, two-story home located in The Meadows neighborhood of Castle Rock. The Petitioner is requesting a value of \$529,000 and provided four comparable sales for consideration. Three of these sales were not used due to the absence of any basement area. The remaining comparable sale at 2934 Feather Ct was also excluded, as it sold on December 17, 2025, which was after the appraisal date of June 30, 2024. However, that sale will be considered in the next reappraisal period. The Assessor utilized six comparable sales of similar size, style, and location to the subject property. These sales were selected to bracket the subject's characteristics. The adjusted sale prices ranged from \$523,269 to \$627,670. The Assessor is required to use valid sales which occurred during the study period to determine value for 2025 with an appraisal date of June 30, 2024. The market analysis indicates a reduction in the 2025 value to \$570,000.

## Local Government

### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0444888	1112	1690	\$158,248	\$0	\$158,248	6.250%	\$9,890	5.9317%	\$586.65
	1212	1690	\$453,458	\$0	\$453,458	6.250%	\$28,340	5.9317%	\$1,681.04
<b>Account Total:</b>			<b>\$611,706</b>	<b>\$0</b>	<b>\$611,706</b>		<b>\$38,230</b>		<b>\$2,267.69</b>

### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0444888	1112	1690	\$158,248	\$0	\$158,248	6.250%	\$9,890	5.9317%	\$586.65
	1212	1690	\$411,752	\$0	\$411,752	6.250%	\$25,730	5.9317%	\$1,526.23
<b>Account Total:</b>			<b>\$570,000</b>	<b>\$0</b>	<b>\$570,000</b>		<b>\$35,620</b>		<b>\$2,112.88</b>

### Refund Amounts - Local Government

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
R0444888	\$611,706	\$38,230	\$2,267.69	\$570,000	\$35,620	\$2,112.88	\$154.81
<b>Totals</b>	<b>\$611,706</b>	<b>\$38,230</b>	<b>\$2,267.69</b>	<b>\$570,000</b>	<b>\$35,620</b>	<b>\$2,112.88</b>	<b>\$154.81</b>

## Transmittal Sheet for Abatement #: 202600066

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0444888	1112	1690	\$158,248	\$0	\$158,248	7.050%	\$11,160	4.5528%	\$508.09
	1212	1690	\$453,458	\$0	\$453,458	7.050%	\$31,970	4.5528%	\$1,455.53
	<b>Account Total:</b>		<b>\$611,706</b>	<b>\$0</b>	<b>\$611,706</b>	<b>\$43,130</b>		<b>\$1,963.62</b>	

#### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0444888	1112	1690	\$158,248	\$0	\$158,248	7.050%	\$11,160	4.5528%	\$508.09
	1212	1690	\$411,752	\$0	\$411,752	7.050%	\$29,030	4.5528%	\$1,321.68
	<b>Account Total:</b>		<b>\$570,000</b>	<b>\$0</b>	<b>\$570,000</b>	<b>\$40,190</b>		<b>\$1,829.77</b>	

#### Refund Amounts - Schools

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
R0444888	\$611,706	\$43,130	\$1,963.62	\$570,000	\$40,190	\$1,829.77	\$133.85
<b>Totals</b>	<b>\$611,706</b>	<b>\$43,130</b>	<b>\$1,963.62</b>	<b>\$570,000</b>	<b>\$40,190</b>	<b>\$1,829.77</b>	<b>\$133.85</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$2,267.69	\$2,112.88	\$154.81	\$1,963.62	\$1,829.77	\$133.85	<b>\$288.66</b>



May 1, 2026

Stephanie Samarou  
stephsamarou@gmail.com  
6379 Tremolite Dr.  
Castle Rock, CO 80108

Reference Log Number(s): 202600088 & 202600089  
Account Number: R0454589  
Owner: Stephanie Samarou  
Address of Property: 6379 Tremolite Dr.

**\*\*\*PLEASE NOTE\*\*\***

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

Dear Ms. Samarou:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600088 & 202600089 and is recommending denial and adjustment of the petition for tax year 2024 & 2025. 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.

XS I accept the Assessor's recommended reduction in value and terminate any further appeal. *I agree for 2024 + 2025*

\_\_\_\_\_ I wish to withdraw my petition without any reduction in value and end any further appeal.

\_\_\_\_\_ I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.

\_\_\_\_\_ I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **May 20, 2026 at 1:00 p.m.**

Dated this 5 day of May, 2026.

202600088-2024  
202600089-2025

Petition For Abatement Or Refund Of Taxes

County: Douglas

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

Received

Section I: Petitioner, please complete Section I only.

Date: \_\_\_\_\_  
Month Day Year

FEB 26 2026

Petitioner's Name: Stephanie Samarov  
Petitioner's Mailing Address: 6379 Tremaine Dr. Castle Rock CO  
City or Town State Zip Code

Douglas County Assessor's Office

SCHEDULE OR PARCEL NUMBER(S) 235123406048  
R0454589  
PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
6379 Tremaine Dr.

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2025 and 2024 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: \$ 1,472,500 (2025) and \$ 1,472,500 (2024)  
Value Year Value Year

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

[Signature] Phone Number 303-304-7602 Email StephsAMAROV@gmail  
Petitioner's Signature

By \_\_\_\_\_ Phone Number \_\_\_\_\_ Email \_\_\_\_\_  
Agent's Signature\*

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

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

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

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

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

Assessor recommends approval as outlined above.

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

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

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

Assessor recommends denial for the following reason(s):

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

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**  
(Section III or Section IV must be completed)

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_ with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and Petitioner \_\_\_\_\_

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

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____	_____	_____	_____

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

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

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Month Year County Clerk's or Deputy County Clerk's Signature

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

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

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

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

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

P.O. BOX 1208  
100 Third Street, Suite 120  
Castle Rock, CO 80104



Scan Me!

ACCOUNT # **R0454589**  
PARCEL # **236123408048**  
TAX DISTRICT # **2278**  
Email Verification Key **NQMJTJZ**

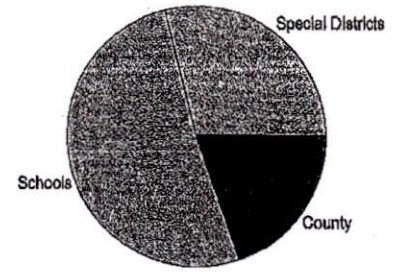
21382\*41\*\*G60\*\*0.442\*\*1/2\*\*\*\*\*AUTO\*\*5-DIGIT 80104  
STEPHANIE D SAMAROU &  
EL MAKARIM CHRISTOPHE SAMAROU  
6379 TREMOLITE DR  
CASTLE ROCK CO 80108-7534



Valuation	Actual
LAND	\$285,610
BUILDING/IMPROVE	\$1,986,776
PERSONAL	\$0
TOTAL	\$2,272,386
NET TOTAL	\$2,272,386

Tax Authority	Tax Levy	Temp Tax Credit	General Tax
DOUGLAS COUNTY GOVERNMENT	18.824000	0.000000	2,644.99
DEVELOPMENTAL DISABILITY	1.150000	0.000000	163.32
DOUGLAS COUNTY SCHOOLS	45.528000	0.000000	7,294.04
TOWN OF CASTLE ROCK	0.920000	0.000000	130.86
CEDAR HILL CEMETERY	0.104000	0.000000	14.77
SILVER HEIGHTS W & S DIST	0.000000	0.000000	0.00
DOUGLAS COUNTY CONSERVE	0.000000	0.000000	0.00
MAHER RANCH METRO 4	23.900000	0.000000	3,394.28
CHEERY CK BASIN W QUALITY	0.450000	0.050000	63.81
DOUGLAS COUNTY LIBRARIES	3.519000	0.481000	499.77
TOTAL			14,205.74
	NET LEVY = 94.196000		14,205.74
	GRAND TOTAL		14,205.74

Distribution Breakdown



Payment	Due Date	Amount
FIRST HALF	MAR 02, 2026	7,102.87
SECOND HALF	JUN 15, 2026	7,102.87
FULL PAYMENT	APR 30, 2026	14,205.74

The school general fund mill levy for 2026 would have been 63.714 mills if there had been no state revenues. \$360,661,227 of state revenues is estimated to be received by this district during fiscal year 2025-2026.

Legal Description  
LOT 26 BLOCK 16 MAHER RANCH FLG 2 0.866 AM/L

SITUS ADDRESS: 6379 TREMOLITE DR CASTLE ROCK 801080000

# INFORMATION STATEMENT

In accordance with CRS 39-10-103, this notification serves to inform property owners that detailed property tax statements are available at [www.douglascotax.com](http://www.douglascotax.com)

## IMPORTANT INFORMATION

Your mortgage company has informed us that they will be responsible for your property tax payment. This statement is for informational purposes only.

If you no longer escrow, please confirm payment responsibility with your lender.

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Questions or comments? Call 303.660.7455 or email [dctreasurer@douglas.co.us](mailto:dctreasurer@douglas.co.us)

Visit [www.douglascotax.com](http://www.douglascotax.com) to access statements, receipts, historical billing and payment records, and more...



To Whom it May Concern,

My name is Stephanie Samarou and I own 6379 Tremolite Dr., Castle Rock, CO.80108.

I am disputing the 2025 property valuation that the county did on my property, with an assessment period of 7/1/22-6/3/25, affecting my 2025 payable 2026 tax bill.

I have put together a more accurate market analysis that I would like for you to look at. I pulled up every single sale within 1.5 miles of my home, between 7/1/22-6/3/25 with acreage between .75-1.5 acres. The acreage of my home is .85.

I believe that all but 1 comp used by the county for my assessment are not accurate comps for my home because the lots are quite a bit larger than mine, the lot premiums on some in Diamond Ridge are better than mine, and one of them is not in a representative neighborhood to mine.

In addition to my market analysis, I printed the MLS sheets for the comps the county used, and wrote notes on them as to why I believe they are not accurate comparables to my home.

Thank you for reviewing this and for your consideration.

Sincerely,



Stephanie Samarou

**Full Property View**

1974 Tulip Tree Place, Castle Rock, CO 80108

**\$1,897,500 - Closed**

Listing



Listing ID: **6129716**      MLS Status: **Closed**  
 County: **Douglas**      Close Price: **\$1,897,500**  
 Property Type: **Residential**      List Price: **\$1,850,000**  
 Property Subtype: **Single Family Residence**      Original List Price: **\$1,850,000**  
 Structure Type: **House**      Basement: **Yes**  
 Levels: **Two**      Year Built: **2016**  
 Subdivision Name: **Timber Canyon**  
 Listing Contract Date: **08/24/2023**      Spec. Listing Cond: **None Known**  
 Purchase Contract Date: **08/27/2023**      Contingency: **None Known**  
 Close Date: **09/28/2023**  
 Days in MLS: **3**  
 Association: **Y** Multiple: **N** Cov/Rest: **Y**      Assoc Fee Tot Annl: **\$1,940.00**  
 Tax Annual Amt: **\$5,912**      Tax Year: **2022**  
 Special Taxing/Metro District Y/N: **No**  
 Tax Legal Desc: **LOT 55 METZLER RANCH FILING 6 TOTAL ACREAGE**  
**0.500 AM/L**

*This is not in my neighborhood. Homes in this neighborhood are more expensive, the acreage isn't close to mine. There are comps to use in my neighborhood.*

**Interior Area & SqFt**

Building Area Total (SqFt Total): **6,163**      Living Area (SqFt Finished): **6,013**      Area Source: **Public Records**  
 Above Grade Finished Area: **3,662**  
 Below Grade Total Area: **2,501**      Below Grade Finished Area: **2,351**      Below Grade Unfinished Area: **150**  
 PSF Total: **\$308**      PSF Above Grade: **\$518**      PSF Finished: **\$316**

Basement: **Walk-Out Access**      Bsmnt Ceiling Ht:      Fireplace: **3/Basement, Great Room, Other**  
 Foundation:      Heating: **Forced Air, Natural Gas**      HVAC Description:  
 Cooling: **Central Air**      Interior Features: **Breakfast Nook, Ceiling Fan(s), Five Piece Bath, High Speed Internet, Jack & Jill Bath, Jet Action Tub, Kitchen Island, Open Floorplan, Pantry, Primary Suite, Smart Thermostat, Smoke Free, Solid Surface Counters, Spa/Hot Tub, Utility Sink, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**  
 Security Features:      Window Features: **Double Pane Windows**      Flooring: **Carpet, Tile, Wood**  
 Appliances: **Bar Fridge, Dishwasher, Disposal, Double Oven, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Self Cleaning Oven, Warming Drawer, Wine Cooler**      Spa Features:  
 Other Equipment: **Home Theater**      Laundry: **In Unit**  
 Exclusions: **Hot tub, TV in office, washer, dryer, and other Seller's personal property**

**Bed & Bath Summary**

Bedrooms Total: <b>5</b>	Bathrooms Total: <b>6</b>	<u>Bathrooms</u>
Upper Level Bedrooms: <b>2</b>	Upper Level Bathrooms: <b>2</b>	Full: <b>3</b>
Main Level Bedrooms: <b>1</b>	Main Level Bathrooms: <b>2</b>	Three Quarter: <b>1</b>
Lower Level Bedrooms: <b>0</b>	Lower Level Bathrooms: <b>0</b>	Half: <b>2</b>
Basement Level Bedrooms: <b>2</b>	Basement Level Bathrooms: <b>2</b>	One Quarter: <b>0</b>

**Detailed Room Info**

Room Type	Feature	Rm Level	Dimensions	Description
Bedroom		Upper	22.00 x 13.11	
Bedroom		Upper	14.80 x 10.10	
Bathroom (Full)		Upper		
Bathroom (3/4)		Upper		
Loft		Upper	12.11 x 15.00	
Bedroom	Primary	Main	13.11 x 15.10	coffee bar and beverage refrigerator
Bathroom (Full)	Primary	Main		Steam shower and jetted tub
Bathroom (1/2)		Main		
Great Room		Main	17.20 x 20.40	
Kitchen		Main	16.90 x 16.30	
Office		Main	14.80 x 11.11	
Family Room		Main	17.20 x 20.40	
Laundry		Main	11.00 x 5.40	
Game Room		Basement	16.70 x 33.70	
Family Room		Basement	19.10 x 19.70	
Media Room		Basement	13.60 x 17.10	theater chairs included
Bedroom		Basement	11.00 x 11.00	could be a workout room too
Bedroom		Basement	15.00 x 13.70	
Bathroom (Full)		Basement		shared bathroom with dual sinks
Bathroom (1/2)		Basement		
Dining Room		Main	13.40 x 11.20	

*County Used Comp*

**Wine Cellar****Basement 6.50 x 6.70 whiskey/wine room****Parking**

Parking Total: **3** Garage Spaces: **3** Offstreet Spaces: **0**  
 Parking Type: **# of Spaces** Parking Length Parking Width Parking Description  
**Garage (Attached)** **3** **792 sq ft of garage space**  
 Parking Features: **Concrete, Finished**

**Association Information**

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:	<b>Advance HOA Management</b>		
Association Type:	<b>Professionally Managed</b>		
Association Phone:	<b>3034822213</b>		
Association Website:			
Assoc Fee/Frequency:	<b>\$485.00 Quarterly</b>		
Assoc Fee Annual:	<b>\$1,940.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Assoc Fee Tot Annl:	<b>\$1,940.00</b>		
Association:	<b>Yes</b>	Restriction Covenants YN: <b>Yes</b>	Senior Community: <b>No</b>
Restriction Covenants:	<b>Other</b>		
Assoc Fee Incl:	<b>Maintenance Grounds, Recycling, Trash</b>		

**Site & Location Information**

Lot Size: **0.50 Acres / 21,780 SqFt** Fencing:

Current Use:

Lot Features: **Cul-De-Sac**

Road Surf/Front: **Paved**

Bldg/Complex Name:

Parcel Number: **R0433924**

Walk Score: **3**

Road Responsibility:  
 Elementary School: **Sage Canyon / Douglas RE-1**  
 Middle/Junior Sch: **Mesa / Douglas RE-1**  
 High School: **Douglas County / Douglas RE-1**  
 School of Choice:  
**View Walk, Bike, & Transit Scores**

**Building Information**

Architectural Style: **Mountain Contemporary**

Attached Property: **No** Common Walls:

Direction Faces: **East** View: **Mountain(s)**

Construction Materials: **Frame, Stucco**

Roof: **Concrete** Exterior Features: **Balcony, Fire Pit, Gas Valve, Lighting, Private Yard**

Property Condition: **Updated/Remodeled** Builder Name: **Northstar Custom Homes** Builder Model:

Patio/Porch Feat: **Covered, Deck, Front Porch, Patio** Pool Features:

**Water & Utilities**

Water Included: **Yes** Water Source: **Public** Sewer: **Public Sewer**

**Outbuildings**

# of Outbuildings: **1**

<u>Outbuilding Type</u>	<u>SqFt</u>	<u>Stories</u>	<u>Yr Blt</u>	<u>Stalls</u>	<u>Doors</u>	<u>Length/Width</u>	<u>Floor</u>	<u>Stall Floor</u>	<u>Features</u>	<u>Description</u>
<b>Shed(s)</b>										

**Public Remarks**

Welcome to Timber Canyon's ultimate Colorado retreat, a custom-built masterpiece nestled among majestic pine trees on a half acre lot. This stunning residence was recently painted and offers five bedrooms and six bathrooms, including two upstairs bedrooms with ensuite bathrooms, a rare luxury. Its rustic charm is evident with custom iron railings and 100-year-old reclaimed barn wood flooring and three stone fireplaces, each featuring a mantle hand-hewn from century-old ceiling beams. The heart of this home is undoubtedly the gourmet kitchen, a chef's dream come true, adorned with top-of-the-line Thermador appliances. This culinary masterpiece is a place where delicious creations come to life and create fun family gatherings. Adjoining the kitchen is a cozy hearth room, where the ambiance of the fire dances in perfect harmony with the delectable aromas emanating from the kitchen. The primary suite on the main floor boasts a coffee bar and a luxurious primary bath with a steam shower and jetted tub. The game room is primed for lively competitions and leisurely evenings, while the whiskey/wine room caters to connoisseurs. Movie nights reach a new level of cinematic magic in the home theater, boasting a sprawling 160" matte white screen for a truly immersive experience. A smart home Control 4 system effortlessly operates speakers throughout the house, creating the perfect ambiance for every occasion. Outdoors, a spacious fire pit area invites you to roast marshmallows and share stories under the starry Colorado sky. Nestled in the tranquil Timber Canyon neighborhood, you're enveloped by nature's beauty with walking trails and serene vistas at your doorstep. Yet, the convenience of Colorado's attractions and amenities is just a short drive away. This Colorado custom home, with its perfect blend of natural serenity and luxurious living, beckons you to make it your own. Welcome to your Timber Canyon paradise.

**Confidential Information**

Private Remarks: **Inclusions: Bar Fridges, Dishwasher, Disposal, Double Oven, Microwave, Oven, Range, Refrigerator, Self Cleaning Oven, Warming Drawer, Wine Cooler, theater seats, projector, barstools in basement, tv's (except one in office), built-in shelving in storage room, window treatments, control 4 system. Exclusions: tv in office, washer and dryer**  
**\*\*\*Listing agent to be present for all showings. 24 hour notice preferred. If less than 24 hours, please call Sarah directly**

to set up the showing - 303-808-0518. \*\*\* Please call Sarah prior to submitting an offer - proof of funds or lender letter must accompany your client's offer.

Contract Earnest Check To: Land Title  
Contract Min Earnest: \$50,000  
Title Company: Land Title

Listing Terms: Cash, Conventional, VA Loan

Possession: Negotiable  
Ownership: Individual

List Agent

List Agent: Sarah Phillips  
List Agent ID: 053177



Phone: 303-808-0518  
Mobile: 303-808-0518  
Office: 303-536-1786  
Email: sarah.phillips@compass.com

List Office ID: CCLL2  
Co List Agent ID: 53177T  
Co List Office ID: CCLL2

List Office: Compass - Denver  
Co List Agent: Sarah Phillips Group  
Co List Office: Compass - Denver



Phone: 303-808-0518  
Email: sarah.phillips@compass.com

Buyer Agent

Buyer Agent: Mauri Tamborra  
Buyer Office: RE/MAX Leaders  
Co Buyer Agent: Tianna Matheja  
Co Buyer Office: RE/MAX Leaders



Phone: 720-371-0101  
Email: mauri@realtor.com  
Phone: 720-315-2648  
Email: tianna@realtor.com

Buyer Agent ID: 042397  
Buyer Office ID: REML1  
Co Buyer Agent ID: 55052077  
Co Buyer Office ID: REML1

Close Information

Buyer Financing: Conventional

Concessions Type  
Closing Costs/Seller Points Paid

Close Price: \$1,897,500  
Concessions Total: \$48,500  
Net Close Price: \$1,849,000

Closing Comments:

All Concessions are negotiable and are not limited to or conditioned on the retention, or payment to, a cooperating broker, buyer broker or other buyer representative.



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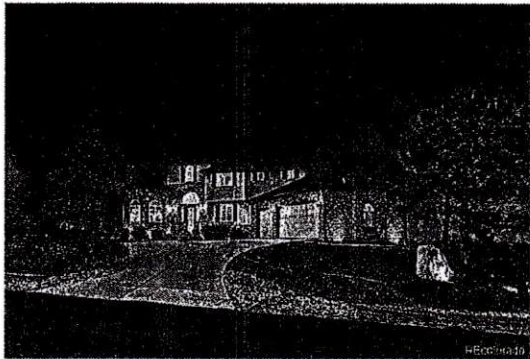
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**Full Property View**

1463 Diamond Ridge Circle, Castle Rock, CO 80108

**\$1,610,000 - Closed**

Listing



Listing ID: **3365142**      MLS Status: **Closed**  
 County: **Douglas**      Close Price: **\$1,610,000**  
 Property Type: **Residential**      List Price: **\$1,690,000**  
 Property Subtype: **Single Family Residence**      Original List Price: **\$1,690,000**  
 Structure Type: **House**      Basement: **Yes**  
 Levels: **Two**      Year Built: **1999**  
 Subdivision Name: **DIAMOND RIDGE ESTATES**  
 Listing Contract Date: **12/07/2023**      Spec. Listing Cond: **None Known**  
 Purchase Contract Date: **02/20/2024**      Contingency: **None Known**  
 Close Date: **03/15/2024**  
 Days in MLS: **75**  
 Association: **Y** Multiple: **N** Cov/Rest: **Y**      Assoc Fee Tot Annl: **\$1,920.00**  
 Tax Annual Amt: **\$8,457**      Tax Year: **2022**  
 Special Taxing/Metro District Y/N: **No**  
 Tax Legal Desc: **LOT 4 BLOCK 2 DIAMOND RIDGE ESTATES FILING ONE.**

*This is more than double my acreage and backs to open space. There exists more accurate comps.*

**Interior Area & SqFt**

Building Area Total (SqFt Total): **6,323**      Living Area (SqFt Finished): **6,013**      Area Source: **Public Records**  
 Above Grade Finished Area: **4,089**  
 Below Grade Total Area: **2,234**      Below Grade Finished Area: **1,924**      Below Grade Unfinished Area: **310**  
 PSF Total: **\$255**      PSF Above Grade: **\$394**      PSF Finished: **\$268**  
 Basement: **Finished, Walk-Out Access**      Bsmnt Ceiling Ht:  
 Foundation: **Forced Air, Natural Gas**      Fireplace: **2/Gas, Great Room, Living Room**  
 Heating: **Central Air**      HVAC Description: **2 New Furnaces & ACs.**  
 Cooling: **Smoke Detector(s), Video Doorbell**      Flooring:  
 Security Features: **Bar Fridge, Convection Oven, Cooktop, Dishwasher, Disposal, Double Oven, Down Draft, Dryer,**  
 Appliances: **Humidifier, Microwave, Refrigerator, Sump Pump, Washer, Wine Cooler**  
 Furnished: **Unfurnished**  
 Exclusions: **Personal Property.**

*County Used Comp*

**Bed & Bath Summary**

Bedrooms Total: **5**      Bathrooms Total: **6**      Bathrooms  
 Upper Level Bedrooms: **4**      Upper Level Bathrooms: **4**      Full: **5**  
 Main Level Bedrooms: **0**      Main Level Bathrooms: **1**      Three Quarter: **0**  
 Lower Level Bedrooms: **0**      Lower Level Bathrooms: **0**      Half: **1**  
 Basement Level Bedrooms: **1**      Basement Level Bathrooms: **1**      One Quarter: **0**

**Detailed Room Info**

Room Type	Feature	Rm Level	Dimensions	Description
Bathroom (1/2)		Main	5.00 x 7.00	Powder room. Connected to the office.
Bathroom (Full)	Primary	Upper	12.00 x 17.00	Walk in shower & jetted tub. Double vanity.
Bathroom (Full)		Upper	5.00 x 8.00	Private ensuite bath for secondary bedroom
Bathroom (Full)		Upper	5.00 x 8.00	Private ensuite bath for secondary bedroom
Bathroom (Full)		Upper	5.00 x 8.00	Private ensuite bath for secondary bedroom
Bathroom (Full)		Basement	6.00 x 11.00	Guest suite full bath.
Bedroom	Primary	Upper	17.00 x 26.00	Private owner's retreat. Mountain views. Private owner's deck.
Bedroom		Upper	13.00 x 13.00	Secondary bedroom
Bedroom		Upper	11.00 x 14.00	Secondary bedroom
Bedroom		Upper	11.00 x 12.00	Secondary bedroom
Bedroom		Basement	15.00 x 17.00	Full guest suite with views.
Dining Room		Main	12.00 x 21.00	Luxurious dining room with natural light.
Living Room		Main	13.00 x 16.00	Cozy up to the fireplace and enjoy the morning sun.
Great Room		Main	18.00 x 19.00	Built to entertain! Bar seating to enjoy the game.
Laundry		Main	7.00 x 17.00	Utility sink & cabinets. Great exterior access door for pups and kids.
Mud Room		Main	5.00 x 6.00	Great place to store shoes and coats.
Wine Cellar		Basement	8.00 x 9.00	Wine cooler.
Office		Main	11.00 x 13.00	Custom built in bookcase & desk.
Game Room		Basement	22.00 x 58.00	Wet bar, walkout to the patio, putting green and water feature.
Utility Room		Basement	13.00 x 21.00	Built in storage racks.

**Parking**

Parking Total: **3**      Garage Spaces: **3**      Offstreet Spaces: **0**

<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Length</u>	<u>Parking Width</u>	<u>Parking Description</u>
<b>Garage (Attached)</b>	<b>3</b>	<b>22</b>	<b>42</b>	<b>Exceptionally large 3 car garage. Room for storage</b>
Parking Features: <b>Circular Driveway, Concrete, Dry Walled, Exterior Access Door, Finished, Oversized</b>				

**Association Information**

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:	<b>MSI Diamond Ridge Estates</b>		
Association Type:	<b>Professionally Managed</b>		
Association Phone:	<b>303-420-4433</b>		
Association Website:			
Assoc Fee/Frequency:	<b>\$480.00 Quarterly</b>		
Assoc Fee Annual:	<b>\$1,920.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Assoc Fee Tot Annl:	<b>\$1,920.00</b>		
Association:	<b>Yes</b>	Restriction Covenants YN: <b>Yes</b>	Senior Community: <b>No</b>
Restriction Covenants:	<b>Other</b>		
Assoc Amenities:	<b>Playground, Pool, Tennis Court(s), Trail(s)</b>		Pets Allowed:

**Site & Location Information**

Lot Size:	<b>2.05 Acres / 89,298 SqFt</b>	Fencing:	<b>None</b>
Current Use:			
Lot Features:	<b>Landscaped, Level, Many Trees, Open Space, Sloped, Sprinklers In Front, Sprinklers In Rear</b>		
Road Surf/Front:	<b>Paved/Public Road</b>	Road Responsibility:	<b>Public Maintained Road</b>
Horse:	<b>No</b>	Ski Features:	
		Elementary School:	<b>Sage Canyon / Douglas RE-1</b>
Bldg/Complex Name:		Middle/Junior Sch:	<b>Mesa / Douglas RE-1</b>
		High School:	<b>Douglas County / Douglas RE-1</b>
Parcel Number:	<b>R0394400</b>	School of Choice:	
Walk Score:	<b>0</b>	<b><u>View Walk, Bike, &amp; Transit Scores</u></b>	

**Building Information**

Architectural Style:	<b>Mountain Contemporary</b>		
Attached Property:	<b>No</b>	Common Walls:	
Direction Faces:	<b>Southeast</b>	View:	<b>Meadow, Mountain(s), Valley</b>
Construction Materials:	<b>Frame, Other, Stone</b>		
Roof:	<b>Composition</b>	Exterior Features:	<b>Private Yard, Rain Gutters, Water Feature</b>
Property Condition:		Builder Name:	<b>Builder Model: Custom</b>
Patio/Porch Feat:	<b>Covered, Deck, Patio</b>	Pool Features:	

**Water & Utilities**

Water Included:	<b>Yes</b>	Water Source:	<b>Public</b>	Sewer:	<b>Septic Tank</b>
Utilities:	<b>Electricity Connected, Natural Gas Connected</b>		Electric:		

**Public Remarks**

**Large open floorplan with 5 bedrooms and 6 bathrooms sits on a beautifully wooded lot with peaceful views across the Diamond Ridge HOA open space and neighborhood trails. Commanding mountain, valley, and meadow views! It's very hard to find a 2 acre lot with such amazing views and superb separation between your neighbor's homes. If privacy is a hot button then this home needs to be on your list. HOA amenities include Pickleball, tennis, pool, and neighborhood trails. Two new furnaces, two new AC units, and two new water heaters in October 2022. New Radon mitigation system and sump pump Jan 2023. Impeccable landscaping and a picture-perfect stone facade lend to this abode's magnificent curb appeal. Enter a stunning 2-story foyer, welcoming fireplaces, and gorgeous tile and hardwood flooring. Crafted for the home chef, the gourmet kitchen indulges you with commercial-grade appliances, handsome cabinetry, and sleek granite countertops that extend to the oversized island and the multi-seater breakfast bar. Among the five generously sized retreats, the primary suite steals the show with a sitting area, an exclusive balcony, a large walk-through closet, and an elegant 5-piece ensuite. Each bedroom has an en-suite bath. Multi-bottle wine cellar, a putting green, a waterfall feature, updated utilities, and access to world-class community amenities. The upstairs kid's bedrooms have been repainted with a neutral color. Taxes will need to be verified by the buyer and their agent.**

**Confidential Information**

Private Remarks: **Please call Steven Beam 303-941-4663 if you need help. Lockbox is hanging on the light at the garage. Buyer to verify Zoning, square foot, TAXES and HOA information. The wood stove in the basement has been removed. Wired for a security system but not used. Measurements are for demonstration purposes and may not be 100% accurate. NOTE: Two new furnaces, two new AC units, and two new water heaters in October 2022. New Radon mitigation system and sump pump Jan 2023, SPD in Supplements.**

Contract Earnest Check To:	<b>Land Title</b>	Possession:	
Contract Min Earnest:	<b>\$20,000</b>	Listing Terms:	<b>Cash, Conventional, Jumbo, VA Loan</b>
Title Company:	<b>Land Title</b>	Ownership:	<b>Individual</b>

Occupant Type: **Owner**

**List Agent**

List Agent: **Steven Beam**  
List Agent ID: **024479**



Phone: **303-941-4663**  
Mobile: **303-941-4663**  
Office: **303-841-0922**  
Email: **steven@stevenbeam.com**

List Office ID: **REM03**

List Office: **RE/MAX Alliance**

**Buyer Agent**

Buyer Agent: **Kimberly Wills**  
Buyer Office: **Berkshire Hathaway HomeServices**  
**Colorado Real Estate, LLC**



Phone: **303-916-1933**  
Email: **house2home@me.com**

Buyer Agent ID: **018664**  
Buyer Office ID: **IRE01**

**Close Information**

Buyer Financing: **Conventional**

Concessions Type  
**None**

Close Price:	<b>\$1,610,000</b>
<u>Concessions</u>	
<b>\$0</b>	Concessions Total: <b>\$0</b>
Net Close Price:	<b>\$1,610,000</b>

**Closing Comments:**

All Concessions are negotiable and are not limited to or conditioned on the retention, or payment to, a cooperating broker, buyer broker or other buyer representative.



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### Full Property View

832 Diamond Ridge Circle, Castle Rock, CO 80108

**\$1,843,356** - Closed

Listing

**Compliance Note:** Listing entered for Comp purposes only.



Listing ID:	<b>6164688</b>	MLS Status:	<b>Closed</b>
County:	<b>Douglas</b>	Close Price:	<del>\$1,843,356</del>
Property Type:	<b>Residential</b>	List Price:	<b>\$1,850,000</b>
Property Subtype:	<b>Single Family Residence</b>	Original List Price:	<b>\$1,850,000</b>
Structure Type:	<b>House</b>	Basement:	
Levels:		Year Built:	
Subdivision Name:	<b>Diamond Ridge Estates</b>	Spec. Listing Cond:	
Listing Contract Date:		Contingency:	
Purchase Contract Date:			
Close Date:	<b>02/05/2024</b>		
Days in MLS:	<b>0</b>		
Association: Y Multiple:		Cov/Rest:	Assoc Fee Tot Annl: <b>\$1,920.00</b>
Tax Annual Amt:	<b>\$4,564</b>	Tax Year:	<b>2022</b>
Tax Legal Desc:	<b>LOT 28 BLOCK 1 DIAMOND RIDGE ESTATES #2 AM/L</b>		

*This home is .5 acre larger than mine. Better comps exist.*

#### Interior Area & SqFt

Building Area Total (SqFt Total):	<b>6,112</b>	Living Area (SqFt Finished):	<b>5,820</b>	Area Source:	
Above Grade Finished Area:	<b>4,137</b>				
Below Grade Total Area:	<b>1,975</b>	Below Grade Finished Area:	<b>1,683</b>	Below Grade Unfinished Area:	<b>292</b>
PSF Total:	<b>\$302</b>	PSF Above Grade:	<b>\$446</b>	PSF Finished:	<b>\$317</b>
Foundation:		Fireplace:			
Exclusions:	<b>seller personal property</b>				

#### Bed & Bath Summary

Bedrooms Total:	<b>5</b>	Bathrooms Total:	<b>4</b>	<u>Bathrooms</u>
Upper Level Bedrooms:		Upper Level Bathrooms:		Full:
Main Level Bedrooms:		Main Level Bathrooms:		Three Quarter:
Lower Level Bedrooms:		Lower Level Bathrooms:		Half:
Basement Level Bedrooms:		Basement Level Bathrooms:		One Quarter:

*County used comp*

#### Detailed Room Info

#### Parking

Parking Total:	<b>4</b>	Garage Spaces:	<b>4</b>	Offstreet Spaces:	<b>0</b>
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Length</u>	<u>Parking Width</u>	<u>Parking Description</u>	
<b>Garage (Attached)</b>	<b>4</b>				

#### Association Information

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:			
Association Type:			
Association Phone:			
Association Website:			
Assoc Fee/Frequency:	<b>\$480.00 Quarterly</b>		
Assoc Fee Annual:	<b>\$1,920.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Assoc Fee Tot Annl:	<b>\$1,920.00</b>		
Association:	<b>Yes</b>		
Restriction Covenants YN:			Senior Community:

#### Site & Location Information

Lot Size:	<b>1.33 Acres / 57,935 SqFt</b>	Fencing:	
Current Use:		Elementary School:	/
		High School:	/
Parcel Number:	<b>R0405833</b>	School of Choice:	
Walk Score:	<b>0</b>	<b><u>View Walk, Bike, &amp; Transit Scores</u></b>	
Attached Property:	<b>No</b>	Common Walls:	

#### Public Remarks

**Entered for comparable purposes only**

#### Confidential Information

Private Remarks: **Entered for comparable purposes only. Seller purchased the property in August 2023.**

Contract Earnest Check To:

Possession:

Contract Min Earnest:

Listing Terms:

Title Company:

Ownership:

**List Agent**

List Agent: **Kim Brogus**  
List Agent ID: **39384N**



Phone: **303-990-2991**  
Mobile: **303-990-2991**  
Office: **303-990-2991**  
Email: **kim@emberandstone.com**

List Office ID: **M7322**

List Office: **Ember + Stone Realty LLC**

**Buyer Agent**

Buyer Agent: **Alan Larson**  
Buyer Office: **KENTWOOD REAL ESTATE DTC, LLC**



Phone: **303-888-5064**  
Email: **alarson@kentwoodco.com**

Buyer Agent ID: **90350**  
Buyer Office ID: **MO034**

**Close Information**

Buyer Financing: **Cash**

Concessions Type  
**None**

Concessions

Close Price: **\$1,843,356**

Concessions Total:

Net Close Price: **\$1,843,356**

Closing Comments: **Previous owners purchased the property back from the seller. The buyers paid their agent a commission.**

All Concessions are negotiable and are not limited to or conditioned on the retention, or payment to, a cooperating broker, buyer broker or other buyer representative.

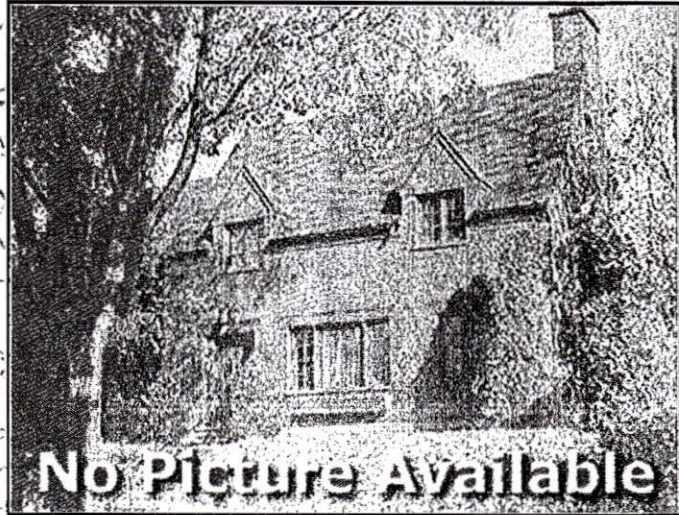
Arms Length Transaction: **Yes**



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# Comparative Market Analysis



## Researched and prepared by

Stephanie Samarou

## Prepared exclusively for

Stephanie Samarou

## Subject Property

6379 Tremolite Dr

Castle Rock, CO

80108

*My Market Analysis*

## Prepared on

February 26, 2026



## Stephanie Samarou

Brokers Guild Homes

4601 DTC BLVD STE 300

DENVER, CO 80237

303-304-7602

cshomes2021@gmail.com

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal or opinion of value. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .



## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Closed Listings

Address	Price	Bd	Bth	Abv Area	Ttl Area	PSF Abv	PSF Ttl	DIM	Close Date
6879 Tremolite Dr		5	6	3,845	5,613				
6519 Tremolite Drive	\$1,400,000	5	6	3,303	6,620	\$ 423.86	\$ 211.48	31	11/01/2023
1659 Avenida Del Sol	\$1,400,000	5	4	2,521	5,042	\$ 555.34	\$ 277.67	28	11/04/2022
6398 Tremolite Drive	\$1,465,000	6	6	3,784	6,336	\$ 387.16	\$ 231.22	71	11/25/2022
6887 Tremolite Drive	\$1,625,000	4	3	2,713	4,296	\$ 598.97	\$ 378.26	79	01/12/2024
Averages:	\$1,472,500	5.0	4.8	3,080	5,574	\$491.33	\$274.66		

	Low	Median	Average	High	Count
Comparable Price	\$1,400,000	\$1,432,500	\$1,472,500	\$1,625,000	4
Adjusted Comparable Price	\$1,400,000	\$1,432,500	\$1,472,500	\$1,625,000	4

On Average, the 'Closed' status comparable listings sold in 52 days for \$1,472,500

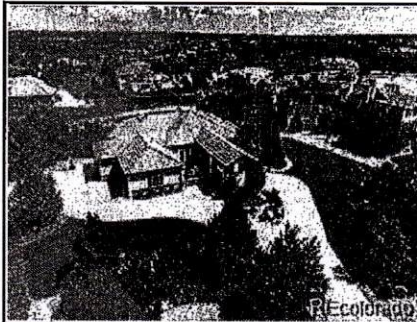


## CMA Price Adjustments

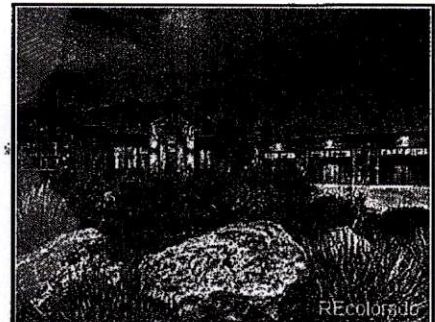
This page outlines the subject property versus comparables properties.



6379 Tremolite Dr



6519 Tremolite Drive



1659 Avenida Del Sol

Subject Details		Details	Adjust	Details	Adjust
Listing ID		8947463		7253927	
Status		Closed		Closed	
Price		<del>1,400,000.00</del>		<del>1,400,000.00</del>	
Structure Type		House		House	
Levels		One		Two	
Total Beds	5	5		5	
Total Baths	5	6		4	
Abv Grd Fin	3845	3,303		2,521	
Liv Area (SF Fin)		5,947		4,916	
Area (SqFt) Tot	5613	6,620		5,042	
Blw Grd Finish		2,644		2,395	
Blw Grd Unfin		673		126	
Basement Y/N		Yes		Yes	
Basement		Finished, Full, Walk-Out Acces		Finished, Full, Sump Pump, Wt	
Lot Sz SqFt		42,123		46,609	
Lot Sz Acres	0.865	0.97		1.07	
Parking Total		4		3	
Year Built		2008		2016	
Construction		Frame, Stone, Stucco		Frame, Stone, Stucco	
Heating		Forced Air, Natural Gas		Forced Air	
Cooling		Central Air		Central Air	
Water Source		Public			

These homes are closer in acreage to my home. 1659 Avenida Del Sol is in a much more expensive neighborhood but I pulled it in to demonstrate value for the acreage.

Price	\$1,400,000	\$1,400,000
Total Adjustments	\$0	\$0
Adjusted Price	\$1,400,000	\$1,400,000

Researched and prepared by Stephanie Samarou  
 Brokers Guild Homes

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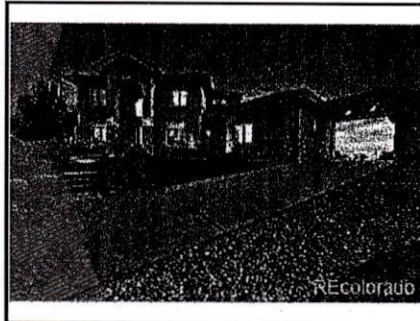


## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



6379 Tremolite Dr



6398 Tremolite Drive



6887 Tremolite Drive

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
Listing ID	3174475		2311884	
Status	Closed		Closed	
Price	1,465,000.00		1,625,000.00	
Structure Type	House		House	
Levels	Two		Two	
Total Beds	5		4	
Total Baths	5		3	
Abv Grd Fin	3845		2,713	
Liv Area (SF Fin)			4,257	
Area (SqFt) Tot	5613		4,296	
Blw Grd Finish			1,544	
Blw Grd Unfin			39	
Basement Y/N	Yes		Yes	
Basement	Daylight, Full, Partial, Sump Pt		Bath/Stubbed, Daylight, Exteric	
Lot Sz SqFt	42,253		33,106	
Lot Sz Acres	0.965		0.76	
Parking Total	3		3	
Year Built	2011		2014	
Construction	Stucco		Stone, Stucco	
Heating	Forced Air, Natural Gas		Forced Air, Natural Gas	
Cooling	Central Air		Central Air	
Water Source	Public		Public	

*These homes are closer in acreage and size to my home, and they are in my neighborhood.*

Price	\$1,465,000	\$1,625,000
Total Adjustments	\$0	\$0
Adjusted Price	\$1,465,000	\$1,625,000



## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

#### Sell Price Statistics

Average Price:	\$1,472,500
High Price:	\$1,625,000
Median Price:	\$1,432,500
Low Price:	\$1,400,000

#### Sell Price Per Sq. Ft. Statistics

Average Price/Sq Ft:	\$286
High Price/Sq Ft:	\$382
Median Price/Sq Ft:	\$263
Low Price/Sq Ft:	\$235

Figures are based on selling price after adjustments, and rounded to the nearest \$100

### Suggested List Price:

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .

Stephanie Samarou

Brokers Guild Homes

cahomes2021@gmail.com

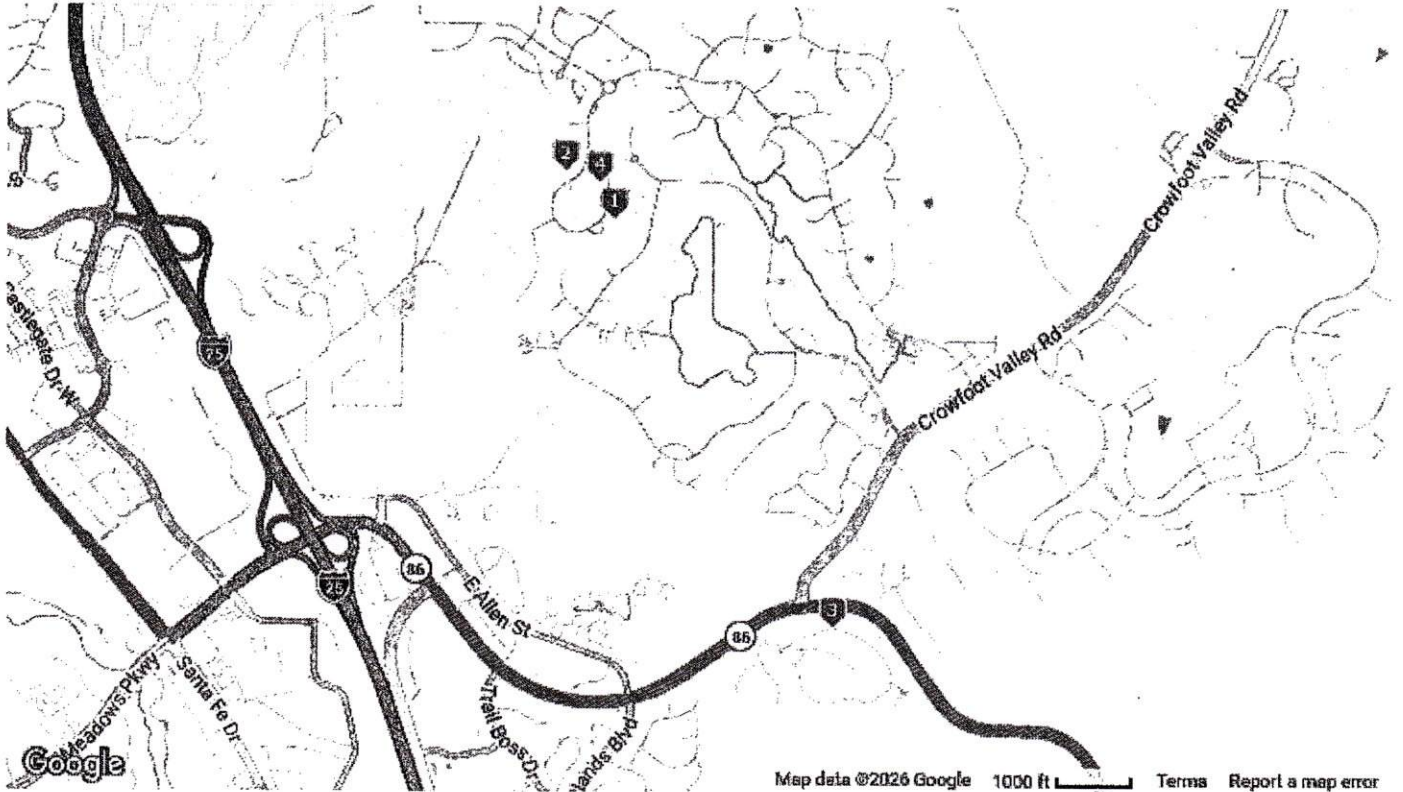
Ph: 303-304-7602



February 26, 2026

## CMA Map Layout

Map for the CMA Subject with Comparables



Map data ©2026 Google 1000 ft Terms Report a map error



6379 Tremolite Dr , Castle Rock, 80108

Beds	Baths	Sq.Ft.
5	5	



Address



Price



Date



Beds



Baths



Sq.Ft.

1	6519 Tremolite DR	\$1,400,000	11/1/23	5	6	5,947.00
2	6887 Tremolite DR	\$1,625,000	1/12/24	4	3	4,257.00
3	1659 Avenida Del Sol	\$1,400,000	11/4/22	5	4	4,916.00
4	6398 Tremolite DR	\$1,465,000	11/25/22	6	6	6,067.00



## Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

- Listing Price between \$1,450,000 and \$1,775,000
- Closing Price between \$1,400,000 and \$1,625,000
- 4 to 6 Bedrooms
- 3 to 6 Total Bathrooms
- 2 to 5 Full Bathrooms
- 0 to 1 Half Bathroom
- 4,296 to 6,620 Square Feet Total
- \$219.03 to \$413.18 per Tot. Square Foot
- \$211.48 to \$378.26 per Sold Tot. Square Foot

## Brenda Davis

---

**From:** Assessors  
**Sent:** Thursday, February 26, 2026 10:08 AM  
**To:** Brenda Davis  
**Cc:** Felice Entratter  
**Subject:** FW: Tax abatement for Parcel # 235123406048  
**Attachments:** Tax abatement.pdf

**From:** Stephanie Samarou <stephsamarou@gmail.com>  
**Sent:** Thursday, February 26, 2026 9:34 AM  
**To:** Assessors <Assessors@douglas.co.us>  
**Subject:** Tax abatement for Parcel # 235123406048

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

Hello and good morning. I am submitting the abatement form for my property taxes.

Thank you,

Stephanie Samarou  
(303) 304-7602

# Transmittal Sheet for Abatement #: 202600088

Abatement #	202600088	Staff Appraiser	ARC
Tax Year	2024	Review Appraiser	BAF
Date Received	2/26/2026	Recommendation	Deny
Petitioner	STEPHANIE D SAMAROU & EL MAKARIM CHRISTOPHE SAMAROU	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,472,500	Assessor Final Review Value	\$1,760,000

The subject is very good quality two-story home located on Tremolite Drive in Maher Ranch. Petitioner is appealing the 2024 value and submitted four comparables. The comparables were not used as they sold outside of the study period of July 1, 2020 to June 30, 2022. The Assessor is required to use valid, arms-length transactions, which occurred during the study period, to determine value for 2024, using an appraisal date of June 30, 2022. Per Colorado Revised Statutes, post appraisal date sales and current market conditions cannot be considered. Market analysis indicates no change to the 2024 value of \$1,760,000.

## Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$234,969	\$0	\$234,969	6.700%	\$15,740	9.3608%	\$1,473.39
	1212	2278	\$1,525,031	(\$55,000)	\$1,470,031	6.700%	\$98,490	9.3608%	\$9,219.45
<b>Account Total:</b>			<b>\$1,760,000</b>	<b>(\$55,000)</b>	<b>\$1,705,000</b>		<b>\$114,230</b>		<b>\$10,692.84</b>

## Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$234,969	\$0	\$234,969	6.700%	\$15,740	9.3608%	\$1,473.39
	1212	2278	\$1,525,031	(\$55,000)	\$1,470,031	6.700%	\$98,490	9.3608%	\$9,219.45
<b>Account Total:</b>			<b>\$1,760,000</b>	<b>(\$55,000)</b>	<b>\$1,705,000</b>		<b>\$114,230</b>		<b>\$10,692.84</b>

## Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0454589	\$1,760,000	\$114,230	\$10,692.84	\$1,760,000	\$114,230	\$10,692.84	\$0.00
<b>Totals</b>	<b>\$1,760,000</b>	<b>\$114,230</b>	<b>\$10,692.84</b>	<b>\$1,760,000</b>	<b>\$114,230</b>	<b>\$10,692.84</b>	<b>\$0.00</b>

## \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0454589	SB-001 Residential 55k Exemption	(\$55,000)

## Transmittal Sheet for Abatement #: 202600089

Abatement #	202600089	Staff Appraiser	ARC
Tax Year	2025	Review Appraiser	BAF
Date Received	2/26/2026	Recommendation	Adjust
Petitioner	STEPHANIE D SAMAROU & EL MAKARIM CHRISTOPHE SAMAROU	Reason	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,472,500	Assessor Final Review Value	\$1,795,000

The subject is a very good quality two story home located in Maher Ranch in Castle Rock. The Petitioner provided a market analysis consisting of four comparables as well as three properties that the Petitioner believed were used in the original valuation of the property and why the Petitioner believed they were not appropriate. Properties in the county are initially valued by using multiple regression analysis and not a specific set of comparables. All the sales in the area that sold during the study period are used to create values for several property characteristics. These values for the characteristics are then applied to each property based on the characteristics that property holds. This is how the initial valuation is derived. In appeals, comparables are then used to verify if the multiple regression analysis has valued the property appropriately.

Of the four comparables the Petitioner provided, two were used. The other two were not used because one was a ranch style home when the subject is a two story. The other was not used because it is not in the same neighborhood as the subject. The Petitioner mentioned that one of the comparables that were believed to be used in the initial valuation was not appropriate because it was in a different neighborhood.

In the market analysis, the four comparables used by the County have adjusted sales prices ranging from \$1,491,475 to \$1,832,491. The subject currently lies outside the range of the adjusted sales prices; therefore an adjustment is warranted.

## Local Government

### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$285,610	\$0	\$285,610	6.250%	\$17,850	4.8667%	\$868.71
	1212	2278	\$1,986,776	\$0	\$1,986,776	6.250%	\$124,170	4.8667%	\$6,042.98
<b>Account Total:</b>			<b>\$2,272,386</b>	<b>\$0</b>	<b>\$2,272,386</b>		<b>\$142,020</b>		<b>\$6,911.69</b>

### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$285,610	\$0	\$285,610	6.250%	\$17,850	4.8667%	\$868.71
	1212	2278	\$1,509,390	\$0	\$1,509,390	6.250%	\$94,340	4.8667%	\$4,591.24
<b>Account Total:</b>			<b>\$1,795,000</b>	<b>\$0</b>	<b>\$1,795,000</b>		<b>\$112,190</b>		<b>\$5,459.95</b>

### Refund Amounts - Local Government

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
R0454589	\$2,272,386	\$142,020	\$6,911.69	\$1,795,000	\$112,190	\$5,459.95	\$1,451.74
<b>Totals</b>	<b>\$2,272,386</b>	<b>\$142,020</b>	<b>\$6,911.69</b>	<b>\$1,795,000</b>	<b>\$112,190</b>	<b>\$5,459.95</b>	<b>\$1,451.74</b>

## Transmittal Sheet for Abatement #: 202600089

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$285,610	\$0	\$285,610	7.050%	\$20,140	4.5528%	\$916.93
	1212	2278	\$1,986,776	\$0	\$1,986,776	7.050%	\$140,070	4.5528%	\$6,377.11
	<b>Account Total:</b>		<b>\$2,272,386</b>	<b>\$0</b>	<b>\$2,272,386</b>		<b>\$160,210</b>		<b>\$7,294.04</b>

#### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$285,610	\$0	\$285,610	7.050%	\$20,140	4.5528%	\$916.93
	1212	2278	\$1,509,390	\$0	\$1,509,390	7.050%	\$106,410	4.5528%	\$4,844.63
	<b>Account Total:</b>		<b>\$1,795,000</b>	<b>\$0</b>	<b>\$1,795,000</b>		<b>\$126,550</b>		<b>\$5,761.56</b>

#### Refund Amounts - Schools

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
R0454589	\$2,272,386	\$160,210	\$7,294.04	\$1,795,000	\$126,550	\$5,761.56	\$1,532.48
<b>Totals</b>	<b>\$2,272,386</b>	<b>\$160,210</b>	<b>\$7,294.04</b>	<b>\$1,795,000</b>	<b>\$126,550</b>	<b>\$5,761.56</b>	<b>\$1,532.48</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$6,911.69	\$5,459.95	\$1,451.74	\$7,294.04	\$5,761.56	\$1,532.48	<b>\$2,984.22</b>