

**From:** [Jary Johnson](#)  
**To:** [Ashley Chamberlain](#)  
**Cc:** [Felice Entratter](#); [Brenda Davis](#); [Amy Williams](#)  
**Subject:** Re: January 2025 Abatement Hearing re 17880 Weymouth Ave.  
**Date:** Friday, January 10, 2025 1:49:39 PM

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I accept the accessor recommendation and terminate the appeal.

Please let me know how I get the refund.

Sent from my iPhone

## Transmittal Sheet for Abatement #: 202401852

Abatement #	202401852	Staff Appraiser	REL
Tax Year	2023	Review Appraiser	BAF
Date Received	10/22/2024	Recommendation	Adjust
Petitioner	JARY W JOHNSON	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	\$620,000	Assessor Final Review Value	\$750,000

The subject is an average, one story ranch dwelling located at 17880 Weymouth Avenue, Parker. The Petitioner is appealing the 2023 valuation and requesting a value adjustment to \$620,000. The Petitioner provided the Zillow listing of the dwelling for 2024. The adjusted comparable sales range from \$748,019 to \$768,296. Based on the adjusted comparable sales, the market analysis indicates an adjustment to \$750,000 for 2023. The Assessor is required to use valid, arms-length transactions, which occurred during the study period, to determine value for 2023, using an appraisal date of June 30, 2022. Per Colorado Revised Statutes, post appraisal date sales and current market conditions cannot be considered.

### Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0487762	1112	3413	\$137,829	\$0	\$137,829	6.700%	\$9,230	12.3602%	\$1,140.85
	1212	3413	\$645,834	(\$55,000)	\$590,834	6.700%	\$39,590	12.3602%	\$4,893.40
<b>Account Total:</b>			<b>\$783,663</b>	<b>(\$55,000)</b>	<b>\$728,663</b>		<b>\$48,820</b>		<b>\$6,034.25</b>

### Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0487762	1112	3413	\$137,829	\$0	\$137,829	6.700%	\$9,230	12.3602%	\$1,140.85
	1212	3413	\$612,171	(\$55,000)	\$557,171	6.700%	\$37,330	12.3602%	\$4,614.06
<b>Account Total:</b>			<b>\$750,000</b>	<b>(\$55,000)</b>	<b>\$695,000</b>		<b>\$46,560</b>		<b>\$5,754.91</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
R0487762	\$783,663	\$48,820	\$6,034.25	\$750,000	\$46,560	\$5,754.91	\$279.34
<b>Totals</b>	<b>\$783,663</b>	<b>\$48,820</b>	<b>\$6,034.25</b>	<b>\$750,000</b>	<b>\$46,560</b>	<b>\$5,754.91</b>	<b>\$279.34</b>

### \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0487762	SB-001 Residential 55k Exemption	(\$55,000)

### Final Refund Amounts with Property Tax Relief Rebate Adjustments

\* If the tax rebate fields are blank that means there was no rebate check issued for that account

Account #	Original Total Taxes	Final Total Taxes	Tax Refund Amount	Tax Rebate Original	Tax Rebate Final	Tax Rebate Adjustment	Final Refund Amount
R0487762	\$6,034.25	\$5,754.91	\$279.34	\$179.61	\$171.29	(\$8.32)	\$271.02
<b>Totals</b>	<b>\$6,034.25</b>	<b>\$5,754.91</b>	<b>\$279.34</b>	<b>\$179.61</b>	<b>\$171.29</b>	<b>(\$8.32)</b>	<b>\$271.02</b>