



March 24, 2025

Yu Zhang
billzhang1123@gmail.com
6198 S. Alton Way
Greenwood Village, CO 80111

Reference Log Number(s): 202500042 & 202500043
Account Number: R0138940
Owner: Yu Zhang
Address of Property: 13528 Antares Dr.

*****PLEASE NOTE*****

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

Dear Mr. Zhang:

The Douglas County Assessor’s Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202500042 & 202500043 and is recommending adjustment and denial of the petition for tax years 2023 & 2024. The enclosed Transmittal Sheets provides details of the Assessor’s decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

202500042 Yes
_____ I accept the Assessor’s recommended reduction in value and terminate any further appeal.

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

202500043 No
Comp's house age
are way off from the
subject house. _____ I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.

_____ I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **April 16, 2025 at 3:00 p.m.**

Dated this _____ day of _____, 2025.

Abatement Petition Hearing
March 24, 2025
Page Two

This office must receive this form, completed and initialed by you, at least one week before the scheduled date of the hearing. You may scan and e-mail (*preferred*), fax or mail your request to me at:

Office of the County Attorney
100 Third Street
Castle Rock, CO 80104
Fax No.: 303-484-0399
E-mail: achamberlain@douglas.co.us

If you have chosen to accept the Assessor's recommendation or communicated your wish to withdraw your petition, no further action on your part is necessary. The Administrative Denial choice will be noted by the Referee and instructions on filing your appeal will be provided. If, however, you wish to continue with this appeal process, a public hearing before an independent hearing officer has been scheduled for consideration of your tax abatement petition. As noted above, your hearing is scheduled for **3:00 p.m. on April 16, 2025.**

Attached is a copy of the Abatement Hearing Information. If you have additional evidence to be submitted and included with the hearing documents, please email this documentation to me two business days prior to the hearing. If the evidence is not received two business days prior to the hearing, the Hearing Officer can disallow it from being presented at hearing. The Assessor's documentary evidence to be presented at hearing is also included with this notification.

If you are unable to attend this hearing, please contact me *prior to the scheduled hearing* via email and we can reschedule.

If you have questions concerning the hearing, please contact me at achamberlain@douglas.co.us. Thank you.

Sincerely,

Ashley Chamberlain

Ashley Chamberlain
Abatement Hearings Administrator

Ac

Enclosures

202500042-2023
202500043-2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

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

Section I: Petitioner, please complete Section I only.

Date: 2 / 1 / 2025
Month Day Year

Received
FEB 07 2025
Douglas County
Assessor's Office

Petitioner's Name: Yu Zhang
Petitioner's Mailing Address: 6198 S Alton Way, Greenwood Village, CO 80111
property address to appeal is: 13528 Antares Dr, Littleton, CO 80124
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY					
<u>20138940</u>	13497 antares dr	\$550,000	695 altair dr	\$500,000	676 altair dr	\$530,000
	13265 peacock dr	\$510,500	356 aquarius ct	\$515,000	897 hamal dr	\$510,000

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2023 and 2024 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: \$ 510000 (2023) and \$ 510000 (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.

Yu Zhang Digitally signed by Yu Zhang
Date: 2025.02.07 12:23:08 -07'00' Phone Number (720) 883 6941 Email billzhang1123@gmail.com
Petitioner's Signature

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

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

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

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

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

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

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

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

Petitioner Signature: _____ **Date:** _____

Assessor's or Deputy Assessor's Signature: _____ **Date:** _____

Section IV:

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

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

_____ with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor

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

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

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

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

Brenda Davis

From: Assessors
Sent: Friday, February 7, 2025 2:55 PM
To: Brenda Davis
Subject: FW: abatement
Attachments: abatement-form-for-two-years-Ravenswood.pdf; abatement-form-for-two-years-Antares.pdf; abatement-form-for-two-years-Southpark.pdf

From: Yu Z. <billzhang1123@gmail.com>
Sent: Friday, February 7, 2025 12:40 PM
To: Assessors <Assessors@douglas.co.us>
Subject: abatement

Hi there,
Please see the attached abatement.
Thank you
Bill

Transmittal Sheet for Abatement #: 202500042

Abatement #	202500042	Staff Appraiser	KAW
Tax Year	2023	Review Appraiser	BAF
Date Received	2/7/2025	Recommendation	Adjust
Petitioner	YU ZHANG & YUJING ZHANG	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	\$510,000	Assessor Final Review Value	\$520,000

The subject is an average quality, split-level style dwelling located at 13528 Antares Dr, in Littleton, CO. The Petitioner is appealing the 2023 valuation and requesting a value adjustment to \$510,000. The subject property sold outside of the study period, on 8/9/23 for \$465,000 and sold as a fixup, with repairs needed and in fair condition. Condition considered "FAIR" as of 1/1/23. Petitioner provided 6 comparables for consideration, all of which sold in 2021. I have provided 3 recent comparables which sold towards the end of the study period in 2022, along with 3 of the petitioner's comparables. The 6 comparables used range in adjusted sales prices between \$517,000 to \$547,000 with a median of \$532,000. The subject property was valued at \$576,978 for 2023 and a reduction in value is indicated.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0138940	1112	3513	\$119,395	(\$22,874)	\$96,521	6.700%	\$6,470	9.2719%	\$599.89
	1212	3513	\$457,583	(\$132,126)	\$325,457	6.700%	\$21,810	9.2719%	\$2,022.20
Account Total:			\$576,978	(\$155,000)	\$421,978		\$28,280		\$2,622.09

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0138940	1112	3513	\$119,395	(\$25,676)	\$93,719	6.700%	\$6,280	9.2719%	\$582.28
	1212	3513	\$400,605	(\$129,324)	\$271,281	6.700%	\$18,180	9.2719%	\$1,685.63
Account Total:			\$520,000	(\$155,000)	\$365,000		\$24,460		\$2,267.91

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0138940	\$576,978	\$28,280	\$2,622.09	\$520,000	\$24,460	\$2,267.91	\$354.18
Totals	\$576,978	\$28,280	\$2,622.09	\$520,000	\$24,460	\$2,267.91	\$354.18

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0138940	SB-001 Residential 55k Exemption	(\$55,000)
R0138940	Senior Exemption	(\$100,000)

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
R0138940	\$2,622.09	\$2,267.91	\$354.18	\$104.04	\$89.99	(\$14.05)	\$340.13
Totals	\$2,622.09	\$2,267.91	\$354.18	\$104.04	\$89.99	(\$14.05)	\$340.13

Transmittal Sheet for Abatement #: 202500043

Abatement #	202500043	Staff Appraiser	KAW
Tax Year	2024	Review Appraiser	BAF
Date Received	2/7/2025	Recommendation	Deny
Petitioner	YU ZHANG & YUJING ZHANG	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	\$510,000	Assessor Final Review Value	\$576,978

The subject is an average quality, split-level style dwelling located at 13528 Antares Dr, in Littleton, CO. The Petitioner is appealing the 2024 valuation and requesting a value adjustment to \$510,000. The subject property sold outside of the study period, on 8/9/23 for \$465,000 and sold as a fixup, with repairs needed and in fair condition. The property was later listed for rent online 12/17/23 on Zillow, and had been completely remodeled throughout. The property condition as of 1/1/24 is "Good". Petitioner provided 6 comparables for consideration, all of which sold in 2021. I have provided 4 recent comparables which sold towards the end of the study period in 2022, along with 2 of the petitioner's comparables. The 6 comparables used range in adjusted sales prices between \$650,000 to \$672,000, with a median of \$655,500. The subject property was valued at \$576,978 for 2024 and no adjustment to value is indicated.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0138940	1112	3513	\$119,395	\$0	\$119,395	6.700%	\$8,000	9.1775%	\$734.20
	1212	3513	\$457,583	(\$55,000)	\$402,583	6.700%	\$26,970	9.1775%	\$2,475.17
Account Total:			\$576,978	(\$55,000)	\$521,978		\$34,970		\$3,209.37

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0138940	1112	3513	\$119,395	\$0	\$119,395	6.700%	\$8,000	9.1775%	\$734.20
	1212	3513	\$457,583	(\$55,000)	\$402,583	6.700%	\$26,970	9.1775%	\$2,475.17
Account Total:			\$576,978	(\$55,000)	\$521,978		\$34,970		\$3,209.37

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
R0138940	\$576,978	\$34,970	\$3,209.37	\$576,978	\$34,970	\$3,209.37	\$0.00
Totals	\$576,978	\$34,970	\$3,209.37	\$576,978	\$34,970	\$3,209.37	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0138940	SB-001 Residential 55k Exemption	(\$55,000)