



October 31, 2024

Ryan Hanson
Rchanson15@gmail.com
13552 Virgo Drive
Lone Tree, CO 80124

Reference Log Number(s): 202401541
Account Number: R0336474
Owner: Ryan Hanson
Address of Property: 13552 Virgo Drive

*****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. Hanson:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202401541 and is recommending adjustment of the petition for tax year 2023. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

- I accept the Assessor's recommended reduction in value and terminate any further appeal.
- I wish to withdraw my petition without any reduction in value and end any further appeal.
- I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
- 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 **November 21, 2024 at 1:30 p.m.**

Dated this 12th day of November, 2024.

Transmittal Sheet for Abatement #: 202401541

Abatement #	202401541	Staff Appraiser	WWW
Tax Year	2023	Review Appraiser	BAF
Date Received	7/17/2024	Recommendation	Adjust
Petitioner	RYAN HANSON	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	\$607,000	Assessor Final Review Value	\$632,000

The subject is an average quality two story located in Acres Green. Petitioner is appealing the 2023 value. Petitioner submitted 8 comparable sales and 1 was used in the analysis as comparable #2. The subject sold in the study period and was used in the analysis as comparabe #1. Petitioner estimated the value at \$607,000. Adjusted neighborhood sales support a lower value for 2023. Adjusted sales had a range from \$616,000 to \$661,000. Market indicates an adjustment to the 2023 value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0336474	1112	3513	\$137,864	\$0	\$137,864	6.700%	\$9,240	9.2719%	\$856.72
	1212	3513	\$508,482	(\$55,000)	\$453,482	6.700%	\$30,380	9.2719%	\$2,816.80
Account Total:			\$646,346	(\$55,000)	\$591,346		\$39,620		\$3,673.52

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0336474	1112	3513	\$137,864	\$0	\$137,864	6.700%	\$9,240	9.2719%	\$856.72
	1212	3513	\$494,136	(\$55,000)	\$439,136	6.700%	\$29,420	9.2719%	\$2,727.79
Account Total:			\$632,000	(\$55,000)	\$577,000		\$38,660		\$3,584.51

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
R0336474	\$646,346	\$39,620	\$3,673.52	\$632,000	\$38,660	\$3,584.51	\$89.01
Totals	\$646,346	\$39,620	\$3,673.52	\$632,000	\$38,660	\$3,584.51	\$89.01

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0336474	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
R0336474	\$3,673.52	\$3,584.51	\$89.01	\$145.76	\$142.23	(\$3.53)	\$85.48
Totals	\$3,673.52	\$3,584.51	\$89.01	\$145.76	\$142.23	(\$3.53)	\$85.48



October 31, 2024

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

Reference Log Number(s): 202401603
Account Number: R0474342
Owner: Jeff & Staci Rubie Revocable Trust
Address of Property: 11020 Pikes Peak 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. Stevens:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202401603 and is recommending adjustment of the petition for tax year 2023. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

- I accept the Assessor's recommended reduction in value and terminate any further appeal.
- I wish to withdraw my petition without any reduction in value and end any further appeal.
- I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
- 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 **November 21, 2024 at 1:00 p.m.**

Dated this 7th day of November, 2024.

Transmittal Sheet for Abatement #: 202401603

Abatement #	202401603	Staff Appraiser	RRM
Tax Year	2023	Review Appraiser	EGW
Date Received	8/5/2024	Recommendation	Adjust
Petitioner	JEFF & STACI RUBIE REVOCABLE TRUST	Reason	After further review, the Income Approach to value supports an adjustment.
Agent	STEVENS & ASSOCIATES/INC.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$2,900,000	Assessor Final Review Value	\$4,290,528

The 2024 intervening tax year value was adjusted based on information received at the assessor-level of appeal. It is recommended that the 2023 reappraisal year value be adjusted to the same level of value, as consideration of actual income, expense and lease/rent roll information provided by the Petitioner's agent indicates that an adjustment to value is warranted. The appraiser concurs with the indicated average lease rate of \$22 per square foot. Limited rent roll information does not indicate vacancy issues, therefore a 2023 market office vacancy of 12.0% is applied, as well as a 35.0% expense rate (less real estate taxes) per gross lease assumptions. When capitalized at 7.50% plus an effective tax rate of 2.47%, a final income approach value of \$3,548,619 is yielded for the non-residential areas (28,119 sf NRA). The residential portion of the building (3,533 sf GLA), which was not part of the valuation appeal, has an MRA value of \$741,909. The sum of the areas results in a final value of \$4,290,528 and indicates an adjustment to value for the subject property.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0474342	1112	3295	\$29,325	\$0	\$29,325	6.700%	\$1,960	8.8399%	\$173.26
	1212	3295	\$712,584	(\$55,000)	\$657,584	6.700%	\$44,060	8.8399%	\$3,894.86
	2120	3295	\$258,746	\$0	\$258,746	27.900%	\$72,190	8.8399%	\$6,381.52
	2220	3295	\$4,043,286	(\$30,000)	\$4,013,286	27.900%	\$1,119,710	8.8399%	\$98,981.24
Account Total:			\$5,043,941	(\$85,000)	\$4,958,941		\$1,237,920		\$109,430.88

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0474342	1112	3295	\$29,325	\$0	\$29,325	6.700%	\$1,960	8.8399%	\$173.26
	1212	3295	\$712,584	(\$55,000)	\$657,584	6.700%	\$44,060	8.8399%	\$3,894.86
	2120	3295	\$258,746	\$0	\$258,746	27.900%	\$72,190	8.8399%	\$6,381.52
	2220	3295	\$3,289,873	(\$30,000)	\$3,259,873	27.900%	\$909,500	8.8399%	\$80,398.89
Account Total:			\$4,290,528	(\$85,000)	\$4,205,528		\$1,027,710		\$90,848.53

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
R0474342	\$5,043,941	\$1,237,920	\$109,430.88	\$4,290,528	\$1,027,710	\$90,848.53	\$18,582.35
Totals	\$5,043,941	\$1,237,920	\$109,430.88	\$4,290,528	\$1,027,710	\$90,848.53	\$18,582.35

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0474342	SB-001 Residential 55k Exemption	(\$55,000)
R0474342	SB22-238 Commercial 30k Exemption	(\$30,000)

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
R0474342	\$109,430.88	\$90,848.53	\$18,582.35	\$4,554.31	\$3,780.95	(\$773.36)	\$17,808.99
Totals	\$109,430.88	\$90,848.53	\$18,582.35	\$4,554.31	\$3,780.95	(\$773.36)	\$17,808.99