DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Evan Aaronson Agent:

Parcel No.: R0194597 Abatement Number: 202401910

Assessor's Original Value: $621,275 (2023)

Hearing Date: February 18, 2025 Hearing Time: 9:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Rudolph Largaespda

2. The Petitioner was:
   a. ☒ present
   b. ☐ not present
   c. ☐ present/represented by Click here to enter text.
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: $621,275 (No change)

   Petitioner's Requested Value: $530,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner provided a Zillow property value estimate for his house that ranged in date from August 2020 with a value of $427,800 to December 2023 with an estimate of $547,400. The Zillow estimate for July 2022 was $572,300. He also stated that this home was a rental property and in poorer condition than some of the neighboring homes. He requested that the value be reduced to $530,000.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☒data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☐a valuation using the income approach; and/or
d. ☐other Click here to enter text.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (1212) Single Family Residential

Total Actual Value: $621,275 (No change)

Reasons are as follows: The assessor's sales bracket the subject property in size, were close in proximity, were all sold later in the 24 moth study period and required minimal adjustments. Without a physical inspection of the subject property to verify the condition, a reduction to the current value would be speculative. I recommend the petition be denied at this time.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☐ Approved in part as set forth in the Findings and Recommendations herein

c. ☒ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:

s/ Jeffrey Hamilton *2-18-2025*
Name Date

Abatement Log No. 202401910

Transmittal Sheet for Abatement #: 202401910

Abatement #	202401910	**Staff Appraiser**	REL
Tax Year	2023	**Review Appraiser**	BAF
Date Received	11/22/2024	**Recommendation**	Deny
Petitioner	EVAN S AARONSON AND LILLIAN M AARONSON REVOCABLE TRUST	**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	$530,000	**Assessor Final Review Value**	$621,275

The subject is an average, Bi-Level dwelling located at 965 Oakwood Dr, Castle Rock. The Petitioner is appealing the 2023 valuation and requesting a value adjustment to $530,000. The Petitioner provided the Zillow listings of the dwelling time trends. The adjusted comparable sales range from $603,419 to $634,800. Based on the adjusted comparable sales, the market analysis indicates that the NOV value is within range 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
R0194597	1112	0217	$151,223	$0	$151,223	6.700%	$10,130	7.0245%	$711.58
	1212	0217	$470,052	($55,000)	$415,052	6.700%	$27,810	7.0245%	$1,953.51
	Account Total:		**$621,275**	**($55,000)**	**$566,275**		**$37,940**		**$2,665.09**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0194597	1112	0217	$151,223	$0	$151,223	6.700%	$10,130	7.0245%	$711.58
	1212	0217	$470,052	($55,000)	$415,052	6.700%	$27,810	7.0245%	$1,953.51
	Account Total:		**$621,275**	**($55,000)**	**$566,275**		**$37,940**		**$2,665.09**

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
R0194597	$621,275	$37,940	$2,665.09	$621,275	$37,940	$2,665.09	$0.00
Totals	**$621,275**	**$37,940**	**$2,665.09**	**$621,275**	**$37,940**	**$2,665.09**	**$0.00**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0194597	SB-001 Residential 55k Exemption	($55,000)

DOUGLAS COUNTY
ASSESSOR'S OFFICE COLORADO

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

20240 1910 - 2023

PETITION FOR ABATEMENT OR REFUND OF TAXES

Received
NOV 22 2024
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 11 (Month) 22 (Day) 24 (Year)

Date Received

Petitioner's Name: Evan Aaronson

Petitioner's Mailing Address: 1600 Shadow Oaks Place

Thousand Oaks (City or Town) CA (State) 91362 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
250502402031	965 Oakwood Dr, Castle Rock, CO 80104
R0194597	Please see attached Zillow Values

11/26/24 per Call to owner BLD

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 * 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: $530,000 (Value) (2023 (Year)) **and** $530,000 (Value) (2024 (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.

Petitioner's Signature

Daytime Phone Number (310) 614-3551

Email evan@hellomediainc.com

By _____ **Agent's Signature*** LETTER OF AGENCY REQUIRED

Daytime Phone Number ( )

Printed Name: _____ Email _____

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 _____			Tax Year _____		
	Actual	**Assessed**	**Tax**	**Actual**	**Assessed**	**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 _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	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's 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 **DOUGLAS COUNTY**, State of Colorado, at a duly and lawfully called regular meeting held on

_____/_____/_____, at which meeting there were present the following members:
Month Day Year

_____

_____

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 **TOBY DAMISCH** ***(being present--not present)*** and Petitioner _____
Name

(***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 that 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)

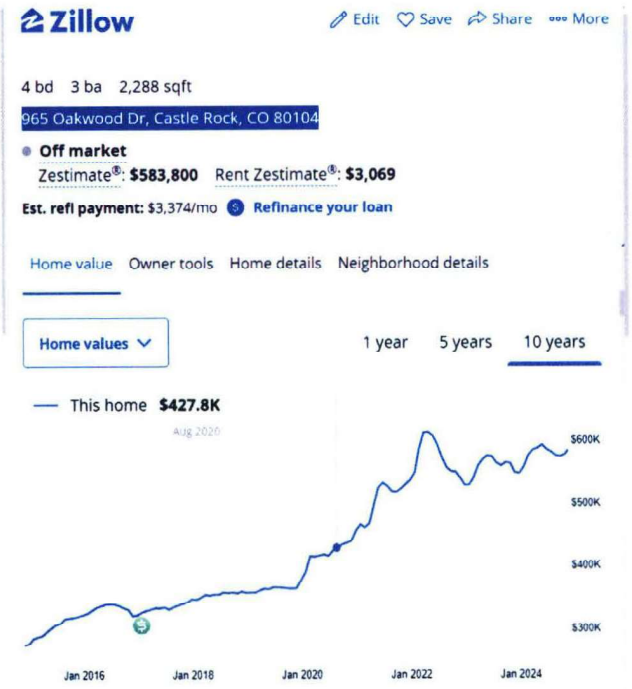
The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

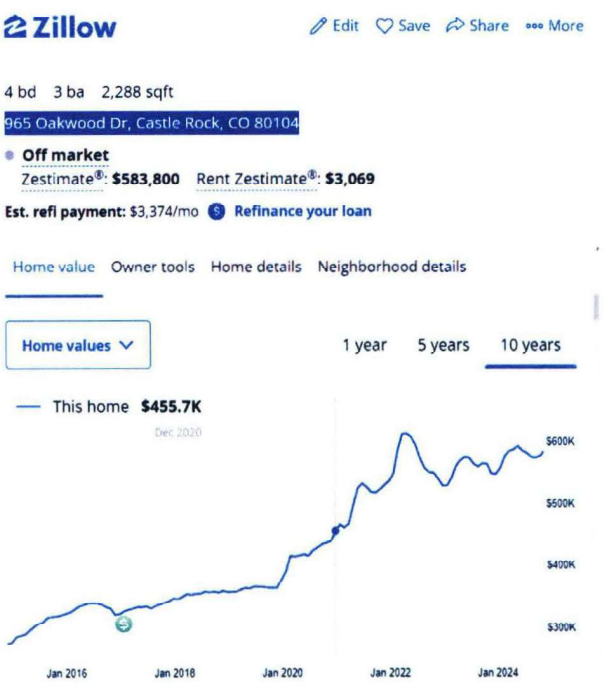
_____ _____ _____

Secretary's Signature Property Tax Administrator's Signature Date

August 2020 -$427.8K



December 2020 - $455.7K



July 2021 - $526.9K

December 2021 -$536.6K

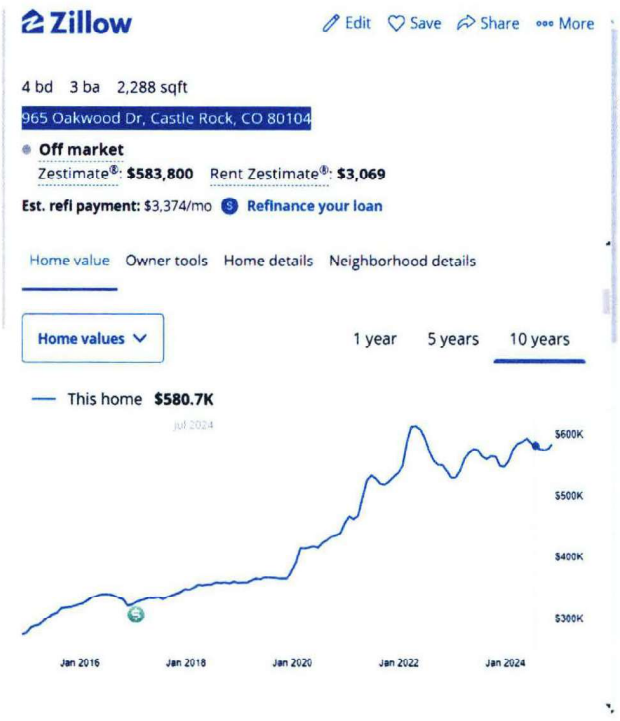
July 2022 - $572.3K

December 2022 - $528.4K

July 2023 - $563.4K

December 2023 - $547.4K

July 2024 - $580.7K



November 2024 - $583.3K

CONTACT: Evan Aaronson, 310-614-3551, evan@hellomediainc.com

Brenda Davis

From: Assessors
Sent: Friday, November 22, 2024 2:23 PM
To: Brenda Davis
Subject: FW: Petition for Abatement - 965 Oakwood Dr., Castle Rock, CO 80104
Attachments: 965 Oakwood Dr - Castle Rock - 80104 - Abatement Request - Years 2023 and 2024 - Support Doc.pdf; 965 Oakwood Dr - Castle Rock - 80104 - Peitition for Abatement - Years 2023 and 2024.pdf

From: Evan Aaronson <evan@hellomediainc.com>
Sent: Friday, November 22, 2024 1:48 PM
To: Assessors <Assessors@douglas.co.us>
Subject: Petition for Abatement - 965 Oakwood Dr., Castle Rock, CO 80104

Hello,

Per our conversation this morning, please see the attached petition for abatement for tax years 2023 and 2024 along with a supporting document.

SEE ATTACHED

Thank you,

Evan Aaronson
310-614-3551 cell

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Okanco Agent: David Johnson

Parcel No.: R0465088 Abatement Number: 202500003

Assessor's Original Value: Click here to enter text.

Hearing Date: February 18, 2025 Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Click here to enter text.

2. The Petitioner was:
   a. ☐ present
   b. ☐ not present
   c. ☐ present/represented by Click here to enter text.
   d. ☒ not present/represented by David Johnson

3. Assessor's Recommended Value: Click here to enter text.

   Petitioner's Requested Value: Click here to enter text.

4. Petitioner presented the following testimony and documents in support of the claim: Agent requested an administrative denial.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☐data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☐a valuation using the income approach; and/or
d. ☒other Agent requested an administrative denial.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: Click here to enter text.

Total Actual Value: Click here to enter text.

Reasons are as follows: Click here to enter text.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☐ Approved in part as set forth in the Findings and Recommendations herein

c. ☐ Denied after abatement hearing

d. ☒ Administrative Denial is Granted

REFEREE:

s/ Jeffrey Hamilton *2-18-2025*
Name Date

Abatement Log No. 202500003

Transmittal Sheet for Abatement #: 202500003

Abatement #	202500003	**Staff Appraiser**	SJH
Tax Year	2022	**Review Appraiser**	SJH
Date Received	1/2/2025	**Recommendation**	Deny
Petitioner	OKANCO	**Reason**	Insufficient data was provided to warrant a value change to this parcel.
Agent	JOSEPH C. SANSONE CO.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$964,000	**Assessor Final Review Value**	$1,096,181

The subject property is a 4800 sq. ft. Storage Warehouse built in 1982. Given the lack of support provided with this petition, the Commercial Supervisor and the Agent agreed that the petitioner will take Administrative Deny and move this appeal on to the Board of Assessment Appeals.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0465088	3115	0185	$204,295	$0	$204,295	29.000%	$59,250	9.7369%	$5,769.11
	3215	0185	$891,886	$0	$891,886	29.000%	$258,650	9.7369%	$25,184.49
	Account Total:		**$1,096,181**	**$0**	**$1,096,181**		**$317,900**		**$30,953.60**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0465088	3115	0185	$204,295	$0	$204,295	29.000%	$59,250	9.7369%	$5,769.11
	3215	0185	$891,886	$0	$891,886	29.000%	$258,650	9.7369%	$25,184.49
	Account Total:		**$1,096,181**	**$0**	**$1,096,181**		**$317,900**		**$30,953.60**

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
R0465088	$1,096,181	$317,900	$30,953.60	$1,096,181	$317,900	$30,953.60	$0.00
Totals	**$1,096,181**	**$317,900**	**$30,953.60**	**$1,096,181**	**$317,900**	**$30,953.60**	**$0.00**

202500003 -2022

DCASSESSOR
JAN 02 2025 RCD

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: 11/01/2024
Month Day Year

Petitioner's Name: OKANCO

Petitioner's Mailing Address: Joseph C. Sansone Company, c/o David Johnson 18040 Edison Avenue

Chesterfield | MO | 63005
City or Town | State | Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0465088	3159 N Commerce Ct

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2022 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.)

The Assessor's calculation of value exceeds the actual Fair Market Value of the property.

Petitioner's estimate of value: $ $964,000 (Value) (2022) (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.

_____ Daytime Phone Number (_____)
Petitioner's Signature

Email _____

By _____ Daytime Phone Number (636)733-5455
Agent's Signature*

Printed Name: David Johnson
Joseph C. Sansone Company

Email appeals@jcsco.com

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

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	Assessed	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.)

☐ **Assessor recommends denial for the following reason(s):**

_____
Assessor's or Deputy Assessor's Signature

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

23385740001CO

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	Assessed	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's 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 ____/____/____, at which meeting there were present the following members:
Month Day Year

_____

_____

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
Name

Petitioner _____ (***being present--not present)***, and WHEREAS, the said
Name

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 that the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

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 petition, is hereby
☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____
Secretary's Signature Property Tax Administrator's Signature Date

JOSEPH C. SANSONE COMPANY
Business Tax Solutions®

Corporate Headquarters:
18040 Edison Avenue
Chesterfield, MO 63005
1-800-394-0140

AGENT AUTHORIZATION

Colorado

TO: _____
Assessor's Office and the
Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2022 through 2024 assessments are resolved.

Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
OKANCO	R0465088	

AUTHORIZED SIGNATURE

Matt Van Auken
PRINT NAME OF AUTHORIZED SIGNER

12/6/24
DATE

President
TITLE

State of Colorado
City/County of _____

On this _____ day of _____, 20____ before me, the undersigned, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to within this instrument and acknowledged that he executed the same for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.

Notary Public _____

REVISED 06/15

REAL PROPERTY SUMMARY ANALYSIS
OF

3159 N Commerce

3159 North Commerce Court

Castle Rock, CO 80109

Parcel ID(s)

R0465088

Appeal Number

As of
1/1/2022

Prepared By:

JOSEPH C. SANSONE CO.
Business Tax Solutions

JOSEPH C. SANSONE COMPANY
18040 Edison Avenue
Chesterfield, Missouri 63005
<This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.

Property Issues

owner occupied 1982 storage warehouse 4,800 sf; 1974 retail store 704 sf; 2008 storage warehouse 1,500 sf

JOSEPH C. SANSONE CO.
Business Tax Solutions

3159 North Commerce Court

PTR Number: 23385740001CO

Location IDs: R0465088

Area Type	RETAIL		WAREHOUSE		WAREHOUSE				Location Totals	
Gross Building Area		704		1,500		4,800				7,004
Net Leaseable Area		704		1,500		4,800				7,004
Potential Gross Income	11.50	8,096	11.50	17,250	11.50	55,200			11.50	80,546
Vacancy and Credit Loss	5.0%	405	5.0%	863	5.0%	2,760			5.0%	4,027
Effective Gross Income		7,691		16,388		52,440				76,519
Overall Expense	10.0%	769	10.0%	1,639	10.0%	5,244			10.0%	7,652
Net Operating Income		6,922		14,749		47,196				68,867
Base Cap Rate										7.000
Adj Tax Rate										0.141
Adj Cap Rate										7.141
Value Sum										964,361
										0
Indicated Value										964,000
Total Indicated Value per SF(NLA)										137.64

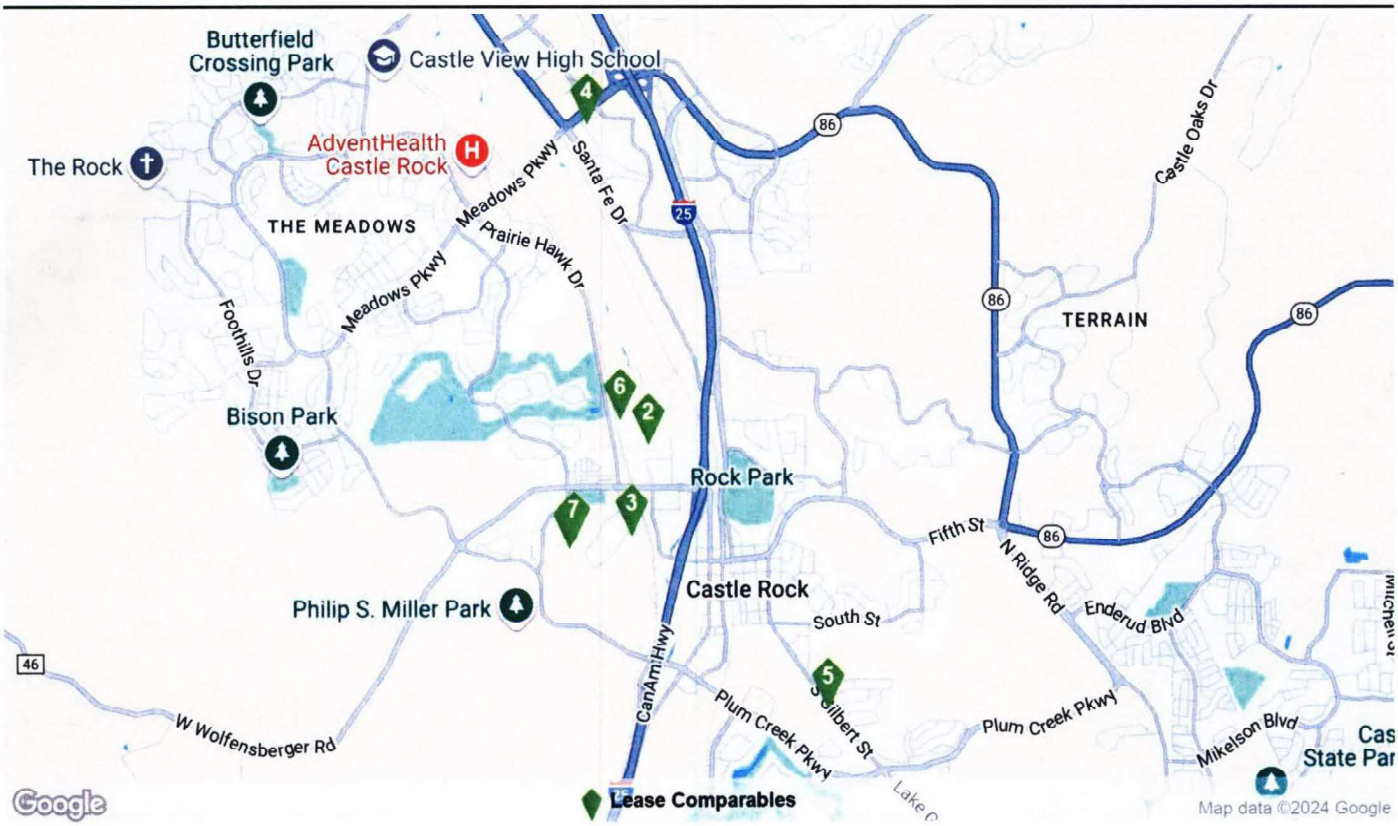
Broker's Opinion - This is not an apprasial - See Full Disclaimer

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per SF	Starting Rent Per SF	Avg. Months On Market
10	$12.67	$10.80	3

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	9	$12.00	$12.67	$12.50	$14.00
Starting Rent Per SF	3	$10.00	$10.80	$10.50	$14.00
Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	2	12.5%	13.7%	14.6%	16.7%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	9	1	3	3	7
Deal Size	10	1,559	5,520	5,374	12,752
Deal in Months	6	24.0	61.0	60.0	83.0
Floor Number	10	1	1	1	1

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Lease Comps Summary

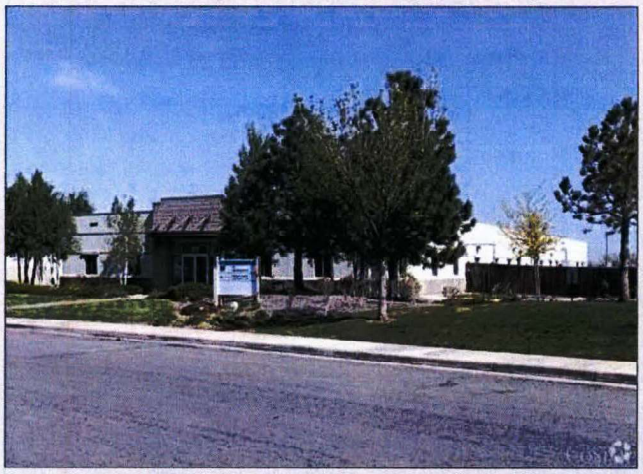
Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	1141 Atchison Ct	★★★☆☆	5,620	1st	4/12/2021	New Lease	$12.50/nnn	Asking
2	1410 Park St	★☆☆☆☆	1,559	1st	3/2/2021	New Lease	$12.50/nnn	Asking
3	540 Topeka Way	★★☆☆☆	2,500	1st	1/15/2021	New Lease	$14.00/mg	Starting
3	540 Topeka Way	★★☆☆☆	5,500	1st	12/8/2020	New Lease	$13.00/nnn	Asking
4	738 Castleton Rd	★★★☆☆	4,525	1st	10/28/2020	New Lease	$13.50/nnn	Asking
5	747 S Gilbert St	★★☆☆☆	5,248	1st	10/8/2020	New Lease	$10.00/nnn	Starting
6	1609 Park St	★☆☆☆☆	7,000	1st	8/17/2020	New Lease	$12.50/+util	Asking
5	747 S Gilbert St	★★☆☆☆	12,752	1st	5/15/2020	New Lease	$10.50/nnn	Starting
7	1139 Atchison Ct	★★★☆☆	5,000	1st	5/5/2020	New Lease	$13.00/nnn	Asking
1	1141 Atchison Ct	★★★☆☆	5,500	1st	3/13/2020	New Lease	$14.00	Asking

15427 E Fremont Dr

Building B
Englewood, CO 80112

Class C Service Building of 7,663 SF Sold on 4/1/2020 for $996,143 - Research Complete (Part of Multi-Property)



buyer

EquipmentShare
5710 Bull Run Dr
Columbia, MO 65201
(573) 299-5222

seller

TIC - The Industrial Company
12510 E Belford Ave
Englewood, CO 80112
(720) 920-4200

vital data

Escrow/Contract:	-	Sale Price:	**$996,143**
Sale Date:	**4/1/2020**	Status:	**Allocated**
Days on Market:	**138 days**	Building SF:	**7,663 SF**
Exchange:	**No**	Price/SF:	**$129.99**
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	**92,434**	Actual Cap Rate:	-
Acres:	**2.12**	Down Pmnt:	-
$/SF Land Gross:	**$10.78**	Pct Down:	-
Year Built, Age:	**1997 Age: 23**	Doc No:	**0047482**
Parking Spaces:	**93**	Trans Tax:	-
Parking Ratio:	**12.14/1000 SF**	Corner:	**No**
FAR	**0.08**	Zoning:	**PUD, Centennial**
Lot Dimensions:	-	No Tenants:	**1**
Frontage:	-	Percent Improved:	-
Tenancy:	**Single**	Submarket:	**Centennial Ind**
Comp ID:	**5106717**	Map Page:	-
		Parcel No:	-
		Property Type:	**Industrial**

income expense data

Expenses	- Taxes	**$98,795**
	- Operating Expenses	
	Total Expenses	**$98,795**

financing

Listing Broker

Savills
1125 17th St
Denver, CO 80202
(303) 302-5100
Brendan Fisher

Buyer Broker

Pinnacle Real Estate Advisors
1 Broadway
Denver, CO 80203
(303) 962-9555
Paul Schneider

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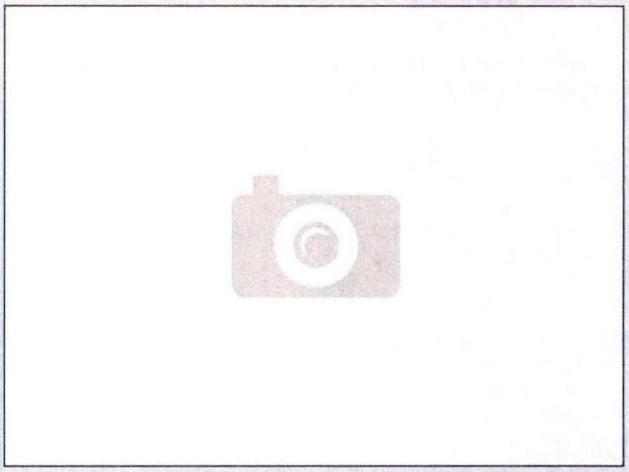
15427 E Fremont Dr

Building D
Englewood, CO 80112

Class C Warehouse Building of 6,480 SF Sold on 4/1/2020 for $850,930 - Research Complete (Part of Multi-Property)



buyer

EquipmentShare
5710 Bull Run Dr
Columbia, MO 65201
(573) 299-5222

seller

TIC - The Industrial Company
12510 E Belford Ave
Englewood, CO 80112
(720) 920-4200

vital data

Escrow/Contract:	-	Sale Price:	**$850,930**
Sale Date:	**4/1/2020**	Status:	**Allocated**
Days on Market:	**138 days**	Building SF:	**6,480 SF**
Exchange:	**No**	Price/SF:	**$131.32**
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	**78,164**	Actual Cap Rate:	-
Acres:	**1.79**	Down Pmnt:	-
$/SF Land Gross:	**$10.89**	Pct Down:	-
Year Built, Age:	**1997 Age: 23**	Doc No:	**0047482**
Parking Spaces:	**93**	Trans Tax:	-
Parking Ratio:	**14.35/1000 SF**	Corner:	**No**
FAR	**0.08**	Zoning:	**PUD, Centennial**
Lot Dimensions:	-	No Tenants:	**1**
Frontage:	-	Percent Improved:	-
Tenancy:	**Single**	Submarket:	**Centennial Ind**
Comp ID:	**5106717**	Map Page:	-
		Parcel No:	-
		Property Type:	**Industrial**

income expense data

Expenses	- Taxes	**$98,795**
	- Operating Expenses	
	Total Expenses	**$98,795**

financing

Listing Broker

Savills
1125 17th St
Denver, CO 80202
(303) 302-5100
Brendan Fisher

Buyer Broker

Pinnacle Real Estate Advisors
1 Broadway
Denver, CO 80203
(303) 962-9555
Paul Schneider

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523-543 S Gilbert St

Castle Rock, CO 80104

Class B Warehouse Building of 13,200 SF Sold on 1/31/2020 for $1,800,000 - Research Complete

buyer

Jeffrey G Yount
523 S Gilbert St
Castle Rock, CO 80104
(303) 688-3448

seller

Gary Swearingen
17442 E Grand Ave
Aurora, CO 80015
(720) 277-7859

vital data

Escrow/Contract:	-	Sale Price:	**$1,800,000**
Sale Date:	**1/31/2020**	Status:	**Full Value**
Days on Market:	-	Building SF:	**13,200 SF**
Exchange:	**No**	Price/SF:	**$136.36**
Conditions:	-	Pct Office:	**5.0%**
Land Area SF:	**77,101**	Pro Forma Cap Rate:	-
Acres:	**1.77**	Actual Cap Rate:	-
$/SF Land Gross:	**$23.35**	Down Pmnt:	**$360,000**
Year Built, Age:	**1972 Age: 48**	Pct Down:	**20.0%**
Parking Spaces:	**20**	Doc No:	**0007588**
Parking Ratio:	**1.52/1000 SF**	Trans Tax:	-
FAR	**0.17**	Corner:	**No**
Lot Dimensions:	-	Zoning:	**I-1, Castle Rock**
Frontage:	-	No Tenants:	**7**
Tenancy:	**Multi**	Percent Improved:	**81.0%**
Comp ID:	**5112267**	Submarket:	**Parker/Castle Rock Ind**
		Map Page:	**Mapsco 497-R**
		Parcel No:	**2505-114-00-021**
		Property Type:	**Industrial**

income expense data

Expenses	- Taxes	**$32,063**
	- Operating Expenses	
	Total Expenses	**$32,063**

Listing Broker

No Listing Broker on Deal

Buyer Broker

No Buyer Broker on Deal

financing

1st Private Lender
Bal/Pmt: **$1,440,000**

prior sale

Date/Doc No:	**1/23/2006**
Sale Price:	**$1,300,000**
CompID:	**1092910**

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DCASSESSOR
JAN 02 2025 RCD

JOSEPH C. SANSONE COMPANY

Business Tax Solutions®

Sent via Certified Mail

December 30, 2023

Mr. Toby Damisch
Douglas County Assessor
301 Wilcox Street
Castle Rock, CO 80104

RE: 2022 Petition for Abatement

Dear Mr. Toby Damisch,

Please find enclosed the signed "Petition for Abatement" forms for the Schedule / Parcel Numbers that Joseph C. Sansone Company has been authorized to act as the Agent for the property owner(s). We wish to file an appeal on the property owner's behalf.

Each Protest includes the Petition for Abatement form, the Agent Authorization letter, and supporting documentation. In addition, the enclosure includes a master list of those properties being appealed.

I appreciate your consideration of the above request(s). Thank you in advance for your assistance.

Sincerely,

David Johnson

Joseph C Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005
appeals@jcsco.com
636-733-5455 Direct

Enclosures

23385740001CO

3159 N Commerce
3159 North Commerce Court
Castle Rock, CO 80109

Lead Analyst:

Local Hearing Date:	Filed

Parcel ID	Local Appeal	State Appeal
R0465088		

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US POSTAGE

Mr. Toby Damisch
Douglas County Assessor
301 Wilcox Street
Castle Rock, CO 80104

From: David Johnson
To: Sean Hickey
Cc: Felice Entratter; Brenda Davis
Subject: RE: [EXTERNAL]Administrative Denial for OKANCO Abatement 202500003 ?
Date: Friday, January 17, 2025 11:04:58 AM
Attachments: image002.png
image003.png

Sean,

Yes we would like to request an administrative Denial for the 2022 Abatement for R0465088.

Thank you,

David Johnson
Joseph C Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005
1-636-733-5455 Direct
1-800-394-0140 Ext 5455
djohnson@jcsco.com

From: Sean Hickey <shickey@douglas.co.us>
Sent: Friday, January 17, 2025 11:57 AM
To: David Johnson <djohnson@jcsco.com>
Cc: Felice Entratter <fentratter@douglas.co.us>; Brenda Davis <BDavis@douglas.co.us>
Subject: [EXTERNAL]Administrative Denial for OKANCO Abatement 202500003 ?

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi David,
Just reaching out to see if you would like us to process an administrative denial for the OKANCO abatement appeal.

Abatement #	Tax Year	Filer Name	Account #	Section	Received Date
202500003	2022	OKANCO	R0465088	Commercial	1/2/2025

Have a nice weekend!

Respectfully,
Sean Hickey
Commercial Appraisal Supervisor
Douglas County Assessor
(720) 673 – 4286

DOUGLAS COUNTY ASSESSOR'S OFFICE COLORADO