



October 23, 2025

Jackie Skovira
jackie.skovira@ryan.com
Ryan LLC
1999 Broadway Suite 4100
Denver, CO 80202

Reference Log Number(s): 202505724
Account Number: P0511982
Owner: Aetna Life Insurance Company
Address of Property: 8636 S. Peoria Street

*****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. Skovira:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202505724 and is recommending an adjustment of the petition for tax year 2024. 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.
- 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 19, 2025 at 11:30 a.m.**

Dated this 27 day of OCTOBER , 2025.

Jackie Skovira

Transmittal Sheet for Abatement #: 202505724

Abatement #	202505724	Staff Appraiser	TBH
Tax Year	2024	Review Appraiser	kam
Date Received	6/26/2025	Recommendation	Adjust
Petitioner	AETNA LIFE INSURANCE COMPANY C/O ALTUS GROUP US INC	Reason	As a result of further review, changes have been made to your personal property records.
Agent	RYAN LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$0	Assessor Final Review Value	\$0

202505724-Adjust-Appraiser recommends the adjustment to the account after additional information was provided showing that the equipment was moved out of this location prior to 1/1/24, see documents. Prior to the adjustment the actual value was \$1,167,449, and after the adjustment is \$0

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
P0511982	2410	3375	\$1,167,449	\$0	\$1,167,449	27.900%	\$325,720	9.7374%	\$31,716.66
Account Total:			\$1,167,449	\$0	\$1,167,449		\$325,720		\$31,716.66

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
P0511982	NA	NA	\$0	\$0	\$0	0.000%	\$0	9.7374%	\$0.00
Account Total:			\$0	\$0	\$0		\$0		\$0.00

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
P0511982	\$1,167,449	\$325,720	\$31,716.66	\$0	\$0	\$0.00	\$31,716.66
Totals	\$1,167,449	\$325,720	\$31,716.66	\$0	\$0	\$0.00	\$31,716.66



October 23, 2025

Robin and Angela Stoecker
angela.stoecker@yahoo.com
3120 Flintwood Rd.
Franktown, CO 80116

Reference Log Number(s): 202505784 & 202505785
Account Number: R0487579
Owner: Robin and Angela Stoecker
Address of Property: 3120 Flintwood Rd.

*****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 Robin and Angela Stoecker:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202505784 & 202505785 and is recommending an adjustment of the petition for tax years 2023 & 2024. 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.

AS

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 19, 2025 at 12:00 p.m.**

Dated this 27th day of OCTOBER, 2025.

Transmittal Sheet for Abatement #: 202505784

Abatement #	202505784	Staff Appraiser	RCS
Tax Year	2023	Review Appraiser	BAF
Date Received	7/28/2025	Recommendation	Adjust
Petitioner	STOECKER LIVING TRUST	Reason	As a result of further review, changes have been made to your property record, which have resulted in an adjustment to value, and is supported by study period comparable sales.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,000,000	Assessor Final Review Value	\$1,790,000

The subject is a very good quality, ranch style home located at 3120 Flintwood Drive in Franktown. The Petitioner is appealing the 2023 valuation and requesting a reduction to \$1,000,000. The home had additional basement finish that was mistakenly added to the account. This error has been corrected changing the basement finish from 2,922 SF to 670 SF. This change was verified by reviewing the original construction plans and inspection photos. Considering the new characteristics, the adjusted comparable sales ranged from \$1,324,000 to \$2,336,000. Based on the adjusted comparable sales, the market analysis indicates an adjustment to \$1,790,000 for 2023.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0487579	1112	0142	\$404,453	\$0	\$404,453	6.700%	\$27,100	8.7146%	\$2,361.66
	1212	0142	\$1,561,166	(\$55,000)	\$1,506,166	6.700%	\$100,910	8.7146%	\$8,793.90
	1279	0142	\$38,447	\$0	\$38,447	6.700%	\$2,580	8.7146%	\$224.84
	Account Total:		\$2,004,066	(\$55,000)	\$1,949,066		\$130,590		\$11,380.40

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0487579	1112	0142	\$404,453	\$0	\$404,453	6.700%	\$27,100	8.7146%	\$2,361.66
	1212	0142	\$1,347,100	(\$55,000)	\$1,292,100	6.700%	\$86,570	8.7146%	\$7,544.23
	1279	0142	\$38,447	\$0	\$38,447	6.700%	\$2,580	8.7146%	\$224.84
	Account Total:		\$1,790,000	(\$55,000)	\$1,735,000		\$116,250		\$10,130.73

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
R0487579	\$2,004,066	\$130,590	\$11,380.40	\$1,790,000	\$116,250	\$10,130.73	\$1,249.67
Totals	\$2,004,066	\$130,590	\$11,380.40	\$1,790,000	\$116,250	\$10,130.73	\$1,249.67

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0487579	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
R0487579	\$11,380.40	\$10,130.73	\$1,249.67	\$480.44	\$427.68	(\$52.76)	\$1,196.91
Totals	\$11,380.40	\$10,130.73	\$1,249.67	\$480.44	\$427.68	(\$52.76)	\$1,196.91

Transmittal Sheet for Abatement #: 202505785

Abatement #	202505785	Staff Appraiser	RCS
Tax Year	2024	Review Appraiser	BAF
Date Received	7/28/2025	Recommendation	Adjust
Petitioner	STOECKER LIVING TRUST	Reason	As a result of further review, changes have been made to your property record, which have resulted in an adjustment to value, and is supported by study period comparable sales.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,000,000	Assessor Final Review Value	\$1,790,000

The subject is a very good quality, ranch style home located at 3120 Flintwood Drive in Franktown. The Petitioner is appealing the 2023 valuation and requesting a reduction to \$1,000,000. The home had additional basement finish that was mistakenly added to the account. This error has been corrected changing the basement finish from 2,922 SF to 670 SF. This change was verified by reviewing the original construction plans and inspection photos. Considering the new characteristics, the adjusted comparable sales ranged from \$1,324,000 to \$2,336,000. Based on the adjusted comparable sales, the market analysis indicates an adjustment to \$1,790,000 for 2024.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0487579	1112	0142	\$404,453	\$0	\$404,453	6.700%	\$27,100	8.6184%	\$2,335.59
	1212	0142	\$1,561,166	(\$55,000)	\$1,506,166	6.700%	\$100,910	8.6184%	\$8,696.83
	1279	0142	\$38,447	\$0	\$38,447	6.700%	\$2,580	8.6184%	\$222.35
	Account Total:		\$2,004,066	(\$55,000)	\$1,949,066		\$130,590		\$11,254.77

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0487579	1112	0142	\$404,453	\$0	\$404,453	6.700%	\$27,100	8.6184%	\$2,335.59
	1212	0142	\$1,347,100	(\$55,000)	\$1,292,100	6.700%	\$86,570	8.6184%	\$7,460.95
	1279	0142	\$38,447	\$0	\$38,447	6.700%	\$2,580	8.6184%	\$222.35
	Account Total:		\$1,790,000	(\$55,000)	\$1,735,000		\$116,250		\$10,018.89

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
R0487579	\$2,004,066	\$130,590	\$11,254.77	\$1,790,000	\$116,250	\$10,018.89	\$1,235.88
Totals	\$2,004,066	\$130,590	\$11,254.77	\$1,790,000	\$116,250	\$10,018.89	\$1,235.88

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0487579	SB-001 Residential 55k Exemption	(\$55,000)



October 23, 2025

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

Reference Log Number(s): 202500328
Account Number: R0402466
Owner: Kimsey Properties LLC
Address of Property: 675 Genoa Way

*****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) 202500328 and is recommending an adjustment of the petition for tax year 2024. 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.
- 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 19, 2025 at 12:30 p.m.**

Dated this 23rd day of October , 2025.

Abatement Petition Hearing

October 23, 2025

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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 **12:30 p.m. on November 19, 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

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Enclosures

Transmittal Sheet for Abatement #: 202500328

Abatement #	202500328	Staff Appraiser	EGW
Tax Year	2024	Review Appraiser	SJH
Date Received	5/6/2025	Recommendation	Adjust
Petitioner	KIMSEY PROPERTIES LLC	Reason	Per CRS 39-1-104(11)(b)(I), the reappraisal year value should be the same value as its intervening year counterpart. It is recommended that the 2024 value be adjusted to the 2023 stipulated value of \$6,779,706.
Agent	STEVENS & ASSOCIATES/INC.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$4,750,000	Assessor Final Review Value	\$6,779,706

The subject property is a one-story retail establishment of 27,395 SF built in 2004 and occupied by mid-box liquor store. The subject is located along the Meadows Parkway commercial corridor immediately west of the I-25 interchange in Castle Rock and is situated on a 2.94-acre lot. For the 2023 BAA analysis, the appeals appraiser re-examined the sales comparison and income approaches established for the original mass appraisal. Examining comparable properties of similar size and utility, the appraiser recommended a downward adjustment in value due to its single-tenant occupancy versus the mass appraisal model assumptions that were primarily multi-tenant sales in the R-17 model. After discussions with the Petitioner's representative, and upon approval of the property owner, the Tax Year 2023 value was adjusted from \$8,081,525 to \$6,779,706. Per CRS 39-1-104(11)(b)(I), the reappraisal year (2023) value should be the same level of value as its intervening year counterpart (2024). With no unusual conditions occurring with the subject in the intervening year, it is recommended that the 2024 value be adjusted to the 2023 stipulated value of \$6,779,706 or \$247 per gross square foot.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0402466	2112	2375	\$2,330,801	\$0	\$2,330,801	27.900%	\$650,290	9.3321%	\$60,685.71
	2212	2375	\$5,750,724	(\$30,000)	\$5,720,724	27.900%	\$1,596,080	9.3321%	\$148,947.78
	Account Total:		\$8,081,525	(\$30,000)	\$8,051,525		\$2,246,370		\$209,633.49

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0402466	2112	2375	\$2,330,801	\$0	\$2,330,801	27.900%	\$650,290	9.3321%	\$60,685.71
	2212	2375	\$4,448,905	(\$30,000)	\$4,418,905	27.900%	\$1,232,870	9.3321%	\$115,052.66
	Account Total:		\$6,779,706	(\$30,000)	\$6,749,706		\$1,883,160		\$175,738.37

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
R0402466	\$8,081,525	\$2,246,370	\$209,633.49	\$6,779,706	\$1,883,160	\$175,738.37	\$33,895.12
Totals	\$8,081,525	\$2,246,370	\$209,633.49	\$6,779,706	\$1,883,160	\$175,738.37	\$33,895.12

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0402466	SB22-238 Commercial 30k Exemption	(\$30,000)