



May 1, 2026

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

Reference Log Number(s): 202600057
Account Number: R0459912
Owner: Castle Rock Imports TM VB LLC
Address of Property: 736 W. Castleton Rd., #D

*****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) 202600057 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

- 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 **May 20, 2026 at 9:00 a.m.**

Dated this 12th day of May, 2026.

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Castle Rock Imports TM VB LLC Agent: Stevens & Associates

Parcel No.: R0459912 Abatement Number: 202600057

Assessor's Original Value: \$1,650,820 (2025)

Hearing Date: May 20, 2026

Hearing Time: 9:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Ed Weller

2. The Petitioner was:

- a. present
- b. not present
- c. present/represented by Nick Janati
- d. not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$1,650,820 (No change)

Petitioner's Requested Value: \$560,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner used a cost approach to support his requested value of \$560,000. He estimated a 40-year life and applied 48% straight-line depreciation, resulting in a depreciated improvement value of \$327,143. The assessor's land value of \$239,981 was not disputed. Based on the combined land and improvement values, the petitioner requested a total value of \$560,000.

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: (2230) Automotive Condominium

Total Actual Value: \$1,650,820 (No change)

Reasons are as follows: For smaller owner-user properties, the sales comparison approach provides the most reliable indication of market value. The assessor's seven comparable sales, ranging from 1,770 to 8,103 square feet and priced between \$259.16 and \$428.57 per square foot, support the assigned value. By contrast, the petitioner's cost approach indicates a value of \$100 per square foot, which is not realistic and does not reflect market value. I therefore recommend denying the petition.

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
Name

5-20-2026
Date

Abatement Log No. 202600057

Transmittal Sheet for Abatement #: 202600057

Abatement #	202600057	Staff Appraiser	EGW
Tax Year	2025	Review Appraiser	SJH
Date Received	2/6/2026	Recommendation	Deny
Petitioner	CASTLE ROCK IMPORTS TM VB LLC	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	STEVENS & ASSOCIATES/INC.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$560,000	Assessor Final Review Value	\$1,650,820

The subject property is a 5,596 SF automotive center built in 2005. Petitioner's agent supplied a cost approach to recommend an adjustment, which was deemed insufficient to warrant an adjustment to value and not a reliable valuation approach for individual condominium units appealing to owner users. No actual income and expense information for the subject were provided due to the subject being owner occupied. The sales comparison approach was used to value the property for the 2025 tax year, with the model chosen to value the subject supported by study period comparable sales (\$295/SF). A denial of the appeal is recommended.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0459912	3130	0185	\$239,981	\$0	\$239,981	27.000%	\$64,790	5.3373%	\$3,458.04
	3230	0185	\$1,410,839	\$0	\$1,410,839	27.000%	\$380,930	5.3373%	\$20,331.38
Account Total:			\$1,650,820	\$0	\$1,650,820		\$445,720		\$23,789.42

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0459912	3130	0185	\$239,981	\$0	\$239,981	27.000%	\$64,790	5.3373%	\$3,458.04
	3230	0185	\$1,410,839	\$0	\$1,410,839	27.000%	\$380,930	5.3373%	\$20,331.38
Account Total:			\$1,650,820	\$0	\$1,650,820		\$445,720		\$23,789.42

Refund Amounts - Local Government

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
R0459912	\$1,650,820	\$445,720	\$23,789.42	\$1,650,820	\$445,720	\$23,789.42	\$0.00
Totals	\$1,650,820	\$445,720	\$23,789.42	\$1,650,820	\$445,720	\$23,789.42	\$0.00

Transmittal Sheet for Abatement #: 202600057

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0459912	3130	0185	\$239,981	\$0	\$239,981	27.000%	\$64,790	4.5528%	\$2,949.76
	3230	0185	\$1,410,839	\$0	\$1,410,839	27.000%	\$380,930	4.5528%	\$17,342.98
	Account Total:		\$1,650,820	\$0	\$1,650,820		\$445,720		\$20,292.74

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0459912	3130	0185	\$239,981	\$0	\$239,981	27.000%	\$64,790	4.5528%	\$2,949.76
	3230	0185	\$1,410,839	\$0	\$1,410,839	27.000%	\$380,930	4.5528%	\$17,342.98
	Account Total:		\$1,650,820	\$0	\$1,650,820		\$445,720		\$20,292.74

Refund Amounts - Schools

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
R0459912	\$1,650,820	\$445,720	\$20,292.74	\$1,650,820	\$445,720	\$20,292.74	\$0.00
Totals	\$1,650,820	\$445,720	\$20,292.74	\$1,650,820	\$445,720	\$20,292.74	\$0.00

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$23,789.42	\$23,789.42	\$0.00	\$20,292.74	\$20,292.74	\$0.00	\$0.00



May 1, 2026

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

Reference Log Number(s): 202600060
Account Number: R0607054+3
Owner: Parker Road Auto Plaza LLC
Address of Property: 9078 Woodman Way B-E

*****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) 202600060 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

- 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 **May 20, 2026 at 9:30 a.m.**

Dated this 12th day of May, 2026.

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Parker Road Auto Plaza LLC Agent: Stevens & Associates

Parcel No.: R0607054+3 Abatement Number: 202600060

Assessor's Original Value: R0607054 - \$1,529,146 R0607055 - \$986,060 R0607056 - \$1,451,595 R0607057-\$770,800
Total value for all four parcels - \$4,737,601

Hearing Date: May 20, 2026

Hearing Time: 9:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Ed Weller

2. The Petitioner was:

- a. present
- b. not present
- c. present/represented by Nick Janati
- d. not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: No change in value for any of the four parcels.

Petitioner's Requested Value: \$2,880,000 for all four parcels

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner used a cost approach to support his requested value of \$2,880,000 for all four parcels. He estimated a 40-year life and applied 38% straight-line depreciation, resulting in a depreciated improvement value for all four parcels of \$1,403,042. The assessor's land value of \$1,481,608 was not disputed. Based on the combined land and improvement values, the petitioner requested a total value of \$2,880,000 (rounded).

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: (2230) Automotive condominium

Total Actual Value: \$4,737,601 (No change in value any of the four parcels)

Reasons are as follows: For smaller owner-user properties, the sales comparison approach provides the most reliable indication of market value. The assessor's five comparable sales, ranging in size from 5,712 square feet to 8,103 square feet and priced between \$214.73 and \$259.16 per square foot, support the assigned value. By contrast, the petitioner's cost approach indicates a value of \$142.85 per square foot, which is not realistic and does not reflect market value. I therefore recommend denying the petition.

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
Name

5-20-2026
Date

Abatement Log No. 202600060

Transmittal Sheet for Abatement #: 202600060

Abatement #	202600060	Staff Appraiser	EGW
Tax Year	2025	Review Appraiser	SJH
Date Received	2/6/2026	Recommendation	Deny
Petitioner	PARKER ROAD AUTO PLAZA LLC	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	STEVENS & ASSOCIATES/INC.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$2,880,000	Assessor Final Review Value	\$4,737,601

The subject properties are 4 automotive centers totaling 20,160 SF built in 2009. Petitioner's agent supplied a cost approach to recommend an adjustment, which was deemed insufficient to warrant an adjustment to value and not a reliable valuation approach for individual condominium units appealing to owner users. Actual income and expense information for the subject properties was deemed unreliable as an indicator of market value due to the leases in place being primarily non-arm's length. The sales comparison approach was used to value the property for the 2025 tax year, with the model chosen to value the subject supported by study period comparable sales (\$235/SF). A denial of the appeal is recommended.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	2130	0800	\$478,236	\$0	\$478,236	27.000%	\$129,120	4.5366%	\$5,857.66
	2230	0800	\$1,050,910	\$0	\$1,050,910	27.000%	\$283,750	4.5366%	\$12,872.60
	Account Total:			\$1,529,146	\$0	\$1,529,146		\$412,870	
R0607055	2130	0800	\$308,402	\$0	\$308,402	27.000%	\$83,270	4.5366%	\$3,777.63
	2230	0800	\$677,658	\$0	\$677,658	27.000%	\$182,970	4.5366%	\$8,300.62
	Account Total:			\$986,060	\$0	\$986,060		\$266,240	
R0607056	2130	0800	\$453,898	\$0	\$453,898	27.000%	\$122,550	4.5366%	\$5,559.60
	2230	0800	\$997,697	\$0	\$997,697	27.000%	\$269,380	4.5366%	\$12,220.69
	Account Total:			\$1,451,595	\$0	\$1,451,595		\$391,930	
R0607057	2130	0800	\$241,072	\$0	\$241,072	27.000%	\$65,090	4.5366%	\$2,952.87
	2230	0800	\$529,728	\$0	\$529,728	27.000%	\$143,030	4.5366%	\$6,488.70
	Account Total:			\$770,800	\$0	\$770,800		\$208,120	
Original Values Total:			\$4,737,601	\$0	\$4,737,601		\$1,279,160		\$58,030.37

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	2130	0800	\$478,236	\$0	\$478,236	27.000%	\$129,120	4.5366%	\$5,857.66
	2230	0800	\$1,050,910	\$0	\$1,050,910	27.000%	\$283,750	4.5366%	\$12,872.60
	Account Total:			\$1,529,146	\$0	\$1,529,146		\$412,870	
R0607055	2130	0800	\$308,402	\$0	\$308,402	27.000%	\$83,270	4.5366%	\$3,777.63
	2230	0800	\$677,658	\$0	\$677,658	27.000%	\$182,970	4.5366%	\$8,300.62
	Account Total:			\$986,060	\$0	\$986,060		\$266,240	
R0607056	2130	0800	\$453,898	\$0	\$453,898	27.000%	\$122,550	4.5366%	\$5,559.60
	2230	0800	\$997,697	\$0	\$997,697	27.000%	\$269,380	4.5366%	\$12,220.69
	Account Total:			\$1,451,595	\$0	\$1,451,595		\$391,930	
R0607057	2130	0800	\$241,072	\$0	\$241,072	27.000%	\$65,090	4.5366%	\$2,952.87
	2230	0800	\$529,728	\$0	\$529,728	27.000%	\$143,030	4.5366%	\$6,488.70
	Account Total:			\$770,800	\$0	\$770,800		\$208,120	
Final Values Total:			\$4,737,601	\$0	\$4,737,601		\$1,279,160		\$58,030.37

Transmittal Sheet for Abatement #: 202600060

Refund Amounts - Local Government

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
R0607054	\$1,529,146	\$412,870	\$18,730.26	\$1,529,146	\$412,870	\$18,730.26	\$0.00
R0607055	\$986,060	\$266,240	\$12,078.25	\$986,060	\$266,240	\$12,078.25	\$0.00
R0607056	\$1,451,595	\$391,930	\$17,780.29	\$1,451,595	\$391,930	\$17,780.29	\$0.00
R0607057	\$770,800	\$208,120	\$9,441.57	\$770,800	\$208,120	\$9,441.57	\$0.00
Totals	\$4,737,601	\$1,279,160	\$58,030.37	\$4,737,601	\$1,279,160	\$58,030.37	\$0.00

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	2130	0800	\$478,236	\$0	\$478,236	27.000%	\$129,120	4.5528%	\$5,878.58
	2230	0800	\$1,050,910	\$0	\$1,050,910	27.000%	\$283,750	4.5528%	\$12,918.57
	Account Total:		\$1,529,146	\$0	\$1,529,146		\$412,870		\$18,797.15
R0607055	2130	0800	\$308,402	\$0	\$308,402	27.000%	\$83,270	4.5528%	\$3,791.12
	2230	0800	\$677,658	\$0	\$677,658	27.000%	\$182,970	4.5528%	\$8,330.26
	Account Total:		\$986,060	\$0	\$986,060		\$266,240		\$12,121.38
R0607056	2130	0800	\$453,898	\$0	\$453,898	27.000%	\$122,550	4.5528%	\$5,579.46
	2230	0800	\$997,697	\$0	\$997,697	27.000%	\$269,380	4.5528%	\$12,264.33
	Account Total:		\$1,451,595	\$0	\$1,451,595		\$391,930		\$17,843.79
R0607057	2130	0800	\$241,072	\$0	\$241,072	27.000%	\$65,090	4.5528%	\$2,963.42
	2230	0800	\$529,728	\$0	\$529,728	27.000%	\$143,030	4.5528%	\$6,511.87
	Account Total:		\$770,800	\$0	\$770,800		\$208,120		\$9,475.29
Original Values Total:			\$4,737,601	\$0	\$4,737,601		\$1,279,160		\$58,237.61

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	2130	0800	\$478,236	\$0	\$478,236	27.000%	\$129,120	4.5528%	\$5,878.58
	2230	0800	\$1,050,910	\$0	\$1,050,910	27.000%	\$283,750	4.5528%	\$12,918.57
	Account Total:		\$1,529,146	\$0	\$1,529,146		\$412,870		\$18,797.15
R0607055	2130	0800	\$308,402	\$0	\$308,402	27.000%	\$83,270	4.5528%	\$3,791.12
	2230	0800	\$677,658	\$0	\$677,658	27.000%	\$182,970	4.5528%	\$8,330.26
	Account Total:		\$986,060	\$0	\$986,060		\$266,240		\$12,121.38
R0607056	2130	0800	\$453,898	\$0	\$453,898	27.000%	\$122,550	4.5528%	\$5,579.46
	2230	0800	\$997,697	\$0	\$997,697	27.000%	\$269,380	4.5528%	\$12,264.33
	Account Total:		\$1,451,595	\$0	\$1,451,595		\$391,930		\$17,843.79
R0607057	2130	0800	\$241,072	\$0	\$241,072	27.000%	\$65,090	4.5528%	\$2,963.42
	2230	0800	\$529,728	\$0	\$529,728	27.000%	\$143,030	4.5528%	\$6,511.87
	Account Total:		\$770,800	\$0	\$770,800		\$208,120		\$9,475.29
Final Values Total:			\$4,737,601	\$0	\$4,737,601		\$1,279,160		\$58,237.61

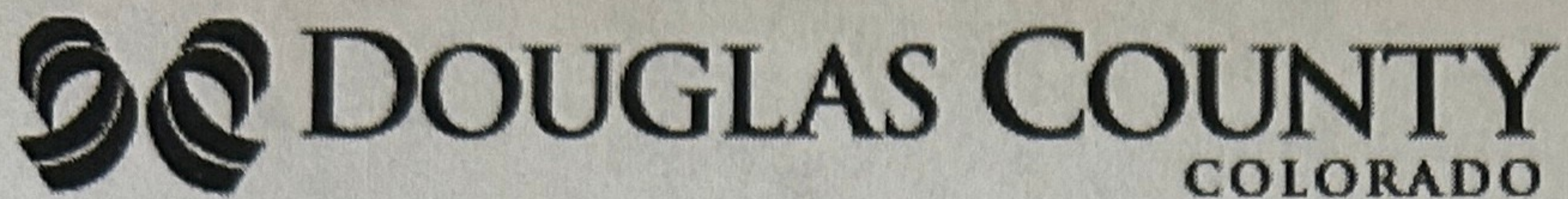
Refund Amounts - Schools

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
R0607054	\$1,529,146	\$412,870	\$18,797.15	\$1,529,146	\$412,870	\$18,797.15	\$0.00
R0607055	\$986,060	\$266,240	\$12,121.38	\$986,060	\$266,240	\$12,121.38	\$0.00
R0607056	\$1,451,595	\$391,930	\$17,843.79	\$1,451,595	\$391,930	\$17,843.79	\$0.00
R0607057	\$770,800	\$208,120	\$9,475.29	\$770,800	\$208,120	\$9,475.29	\$0.00
Totals	\$4,737,601	\$1,279,160	\$58,237.61	\$4,737,601	\$1,279,160	\$58,237.61	\$0.00

Transmittal Sheet for Abatement #: 202600060

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$58,030.37	\$58,030.37	\$0.00	\$58,237.61	\$58,237.61	\$0.00	\$0.00



May 1, 2026

Noushin Magrebi
nberdjis@gmail.com
10665 Chadsworth Ln
Highlands Ranch, CO 80126

Reference Log Number(s): 202600098
Account Number: R0426379
Owner: Noushin Magrebi
Address of Property: 10665 Chadsworth Ln

*****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 Noushin Magrebi:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600098 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

_____ 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.

X_____ 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 **May 20, 2026 at 11:30 a.m.**

Dated this 4 day of May, 2026.

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Noushin Berdjis Magrebi

Agent:

Parcel No.: R0426379

Abatement Number: 202600098

Assessor's Original Value: \$1,017,551

Hearing Date: May 20, 2026

Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Forrest Mears

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: \$1,017,551 (No change)

Petitioner's Requested Value: \$850,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner addressed the assessor's comparable sales and argued that his sales 1, 2, and 6 were superior to the subject property because they had numerous upgrades. As a result, she contended that these sales overstated the property's value and requested a reduction to \$850,000.

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 residence

Total Actual Value: \$985,000 (partial adjustment)

Reasons are as follows: The petitioner addressed the assessor's comparable sales and argued that sales 1, 2, and 6 were superior to the subject property because of their numerous upgrades. She contended that these sales overstated the property's value and requested a reduction to \$850,000. Based on the information she provided, a reduction in the assigned value is warranted; however, the requested value of \$850,000 is not supported by the combined data from the assessor and the petitioner. I recommend reducing the value to \$985,000.

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
Name

5-20-2026
Date

Abatement Log No. 202600098

Transmittal Sheet for Abatement #: 202600098

Abatement #	202600098	Staff Appraiser	FJM
Tax Year	2025	Review Appraiser	BAF
Date Received	3/6/2026	Recommendation	Revised as per Hearing Officer's recommendation
Petitioner	NOUSHIN BERDJIS MAGREBI & OSAMA MAGREBI	Reason	Adjusted based on the Hearing Officer's recommendation
Agent			
Petitioner's Request			
Petitioner's Requested Value	\$850,000	Assessor Final Review Value	\$985,000

Original Recommendation: The subject property is a good-quality, two-story home located in Highlands Ranch subdivision. The petitioner is appealing the 2025 assessed value due to concerns that their property was over valued. Six comparable sales of similar size, style, and location were used for the market analysis and were selected to bracket the subject's characteristics. The adjusted comparable sales ranged from \$944,847 to \$1,177,154. Comparable sales, 1,2,3 and 6, were given the most weight, as they most closely align with the subject property. Comparable sales 4 & 5, were given less weight due to their location being further from the subject property. The Assessor is required to use valid sales which occurred during the study period to determine value for 2025 with an appraisal date of June 30, 2024. The market analysis indicates no reduction to the 2025 value \$1,017,551. Hearing Officer Recommendation: **Adjusted at the 5/20/26 hearing based on comparable sales.**

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0426379	1112	3602	\$171,493	\$0	\$171,493	6.250%	\$10,720	5.3293%	\$571.30
	1212	3602	\$846,058	\$0	\$846,058	6.250%	\$52,880	5.3293%	\$2,818.13
Account Total:			\$1,017,551	\$0	\$1,017,551		\$63,600		\$3,389.43

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0426379	1112	3602	\$171,493	\$0	\$171,493	6.250%	\$10,720	5.3293%	\$571.30
	1212	3602	\$813,507	\$0	\$813,507	6.250%	\$50,840	5.3293%	\$2,709.42
Account Total:			\$985,000	\$0	\$985,000		\$61,560		\$3,280.72

Refund Amounts - Local Government

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
R0426379	\$1,017,551	\$63,600	\$3,389.43	\$985,000	\$61,560	\$3,280.72	\$108.71
Totals	\$1,017,551	\$63,600	\$3,389.43	\$985,000	\$61,560	\$3,280.72	\$108.71

Transmittal Sheet for Abatement #: 202600098

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0426379	1112	3602	\$171,493	\$0	\$171,493	7.050%	\$12,090	4.5528%	\$550.43
	1212	3602	\$846,058	\$0	\$846,058	7.050%	\$59,650	4.5528%	\$2,715.75
Account Total:			\$1,017,551	\$0	\$1,017,551		\$71,740		\$3,266.18

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0426379	1112	3602	\$171,493	\$0	\$171,493	7.050%	\$12,090	4.5528%	\$550.43
	1212	3602	\$813,507	\$0	\$813,507	7.050%	\$57,350	4.5528%	\$2,611.03
Account Total:			\$985,000	\$0	\$985,000		\$69,440		\$3,161.46

Refund Amounts - Schools

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
R0426379	\$1,017,551	\$71,740	\$3,266.18	\$985,000	\$69,440	\$3,161.46	\$104.72
Totals	\$1,017,551	\$71,740	\$3,266.18	\$985,000	\$69,440	\$3,161.46	\$104.72

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$3,389.43	\$3,280.72	\$108.71	\$3,266.18	\$3,161.46	\$104.72	\$213.43



May 1, 2026

Jorge Sanchez
jsanc73@gmail.com
13177 Frannys Way
Parker, CO 80138

Reference Log Number(s): 202600109
Account Number: R0498004
Owner: Jorge Sanchez Trust
Address of Property: 13177 Frannys 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. Sanchez:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600109 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

- 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 **May 20, 2026 at 11:00 a.m.**

Dated this 13th day of May, 2026.

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Jorge Sanchez Trust

Agent:

Parcel No.: R0498004

Abatement Number: 202600109

Assessor's Original Value: \$1,867,613

Hearing Date: May 20, 2026

Hearing Time: 10:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Kim Woodward
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: \$1,867,613 (No change)

Petitioner's Requested Value: \$1,600,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner provided six comparable sales with raw sales prices ranging from \$1,215,000 to \$1,695,000. He requested that the value be reduced to \$1,600,000.

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 residence

Total Actual Value: \$1,867,613

Reasons are as follows: Only one of the petitioner's six sales fell within the allowable timeframe, and the assessor also used that sale. The assessor presented three sales from the data collection period: the subject property's sale at \$1,895,000, the sale relied on by the petitioner, and one other sale in the immediate neighborhood. After adjusting for property characteristics, the assigned value falls below the midpoint of the range. Based on all information provided, the assessor's assigned value is well supported. I recommend denying the petition.

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
Name

5-20-2026
Date

Abatement Log No. 202600109

Transmittal Sheet for Abatement #: 202600109

Abatement #	202600109	Staff Appraiser	KAW
Tax Year	2025	Review Appraiser	BAF
Date Received	3/13/2026	Recommendation	Deny
Petitioner	JORGE SANCHEZ TRUST	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	\$1,600,000	Assessor Final Review Value	\$1,867,613

The subject is a good quality, custom ranch style home at 13177 Frannys Way, Parker. The property is in the Inspiration Point subdivision, on a 2.5-acre lot. The Petitioner is appealing the 2025 valuation, stating that other sales in the neighborhood show there has not been an increase in value. Only one of the comparables provided by the Petitioner sold within the study period and is one of the comparables used on the sales grid, as comp #2. The other 5 comparables provided by the petitioner sold outside of the study period and cannot be considered for the 2025 valuation. The subject property sold within the study period, on 11/11/2022 for \$1,895,000. Based on the adjusted comparable sales, the market analysis indicates no adjustment to the 2025 value of \$1,867,613.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0498004	1112	0324	\$501,229	\$0	\$501,229	6.250%	\$31,330	4.1493%	\$1,299.98
	1212	0324	\$1,366,384	\$0	\$1,366,384	6.250%	\$85,400	4.1493%	\$3,543.50
Account Total:			\$1,867,613	\$0	\$1,867,613		\$116,730		\$4,843.48

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0498004	1112	0324	\$501,229	\$0	\$501,229	6.250%	\$31,330	4.1493%	\$1,299.98
	1212	0324	\$1,366,384	\$0	\$1,366,384	6.250%	\$85,400	4.1493%	\$3,543.50
Account Total:			\$1,867,613	\$0	\$1,867,613		\$116,730		\$4,843.48

Refund Amounts - Local Government

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
R0498004	\$1,867,613	\$116,730	\$4,843.48	\$1,867,613	\$116,730	\$4,843.48	\$0.00
Totals	\$1,867,613	\$116,730	\$4,843.48	\$1,867,613	\$116,730	\$4,843.48	\$0.00

Transmittal Sheet for Abatement #: 202600109

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0498004	1112	0324	\$501,229	\$0	\$501,229	7.050%	\$35,340	4.5528%	\$1,608.96
	1212	0324	\$1,366,384	\$0	\$1,366,384	7.050%	\$96,330	4.5528%	\$4,385.71
	Account Total:		\$1,867,613	\$0	\$1,867,613		\$131,670		\$5,994.67

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0498004	1112	0324	\$501,229	\$0	\$501,229	7.050%	\$35,340	4.5528%	\$1,608.96
	1212	0324	\$1,366,384	\$0	\$1,366,384	7.050%	\$96,330	4.5528%	\$4,385.71
	Account Total:		\$1,867,613	\$0	\$1,867,613		\$131,670		\$5,994.67

Refund Amounts - Schools

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
R0498004	\$1,867,613	\$131,670	\$5,994.67	\$1,867,613	\$131,670	\$5,994.67	\$0.00
Totals	\$1,867,613	\$131,670	\$5,994.67	\$1,867,613	\$131,670	\$5,994.67	\$0.00

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$4,843.48	\$4,843.48	\$0.00	\$5,994.67	\$5,994.67	\$0.00	\$0.00



May 1, 2026

Michael Van Donselaar
michael.vandonselaar@kroll.com
Kroll, LLC
PO Box 2629
Addison, TX 75001

Reference Log Number(s): 202600100
Account Number: R0319020
Owner: Life Insurance Company of the Southwest
Address of Property: 304 Inverness Way South

*****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. Van Donselaar:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600100 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

- 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 **May 20, 2026 at 10:00 a.m.**

Dated this 13 day of May 2026.

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Life Insurance Co of the Southwest Agent: Michael Van Donselaar

Parcel No.: R0319020 Abatement Number: 202600100

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: May 20, 2026

Hearing Time:

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 [Click here to enter text.](#)

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: The petitioner 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 [Click here to enter text.](#)

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: Administrative denial

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
Name

5-20-2026
Date

Abatement Log No. 202600100

Transmittal Sheet for Abatement #: 202600100

Abatement #	202600100	Staff Appraiser	EGW
Tax Year	2025	Review Appraiser	SJH
Date Received	3/6/2026	Recommendation	Deny
Petitioner	LIFE INSURANCE COMPANY OF THE SOUTHWEST	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	KROLL LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$6,229,000	Assessor Final Review Value	\$9,728,960

The subject property consists of a 121,612 square foot office building and 104,400 square foot parking garage constructed in 1985. Documentation provided by the petitioner's agent did not support any valuation adjustment. No actual income and expense information and rent rolls for the subject were provided, although research indicates the subject is currently leased. An email was sent on 3/12/2026 requesting this information for the study period and there has been no response from the petitioner's agent. For the 2025 tax year, the property was valued using the sales comparison approach. The valuation market model selected for the subject is supported by comparable sales within the study period, indicating a value of \$80 per square foot. Based on this analysis, denial of the appeal is recommended.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0319020	2120	3098	\$2,432,042	\$0	\$2,432,042	27.000%	\$656,650	4.8553%	\$31,882.33
	2220	3098	\$7,296,918	\$0	\$7,296,918	27.000%	\$1,970,170	4.8553%	\$95,657.66
Account Total:			\$9,728,960	\$0	\$9,728,960		\$2,626,820		\$127,539.99

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0319020	2120	3098	\$2,432,042	\$0	\$2,432,042	27.000%	\$656,650	4.8553%	\$31,882.33
	2220	3098	\$7,296,918	\$0	\$7,296,918	27.000%	\$1,970,170	4.8553%	\$95,657.66
Account Total:			\$9,728,960	\$0	\$9,728,960		\$2,626,820		\$127,539.99

Refund Amounts - Local Government

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
R0319020	\$9,728,960	\$2,626,820	\$127,539.99	\$9,728,960	\$2,626,820	\$127,539.99	\$0.00
Totals	\$9,728,960	\$2,626,820	\$127,539.99	\$9,728,960	\$2,626,820	\$127,539.99	\$0.00

Transmittal Sheet for Abatement #: 202600100

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0319020	2120	3098	\$2,432,042	\$0	\$2,432,042	27.000%	\$656,650	4.5528%	\$29,895.96
	2220	3098	\$7,296,918	\$0	\$7,296,918	27.000%	\$1,970,170	4.5528%	\$89,697.90
	Account Total:		\$9,728,960	\$0	\$9,728,960		\$2,626,820		\$119,593.86

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0319020	2120	3098	\$2,432,042	\$0	\$2,432,042	27.000%	\$656,650	4.5528%	\$29,895.96
	2220	3098	\$7,296,918	\$0	\$7,296,918	27.000%	\$1,970,170	4.5528%	\$89,697.90
	Account Total:		\$9,728,960	\$0	\$9,728,960		\$2,626,820		\$119,593.86

Refund Amounts - Schools

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
R0319020	\$9,728,960	\$2,626,820	\$119,593.86	\$9,728,960	\$2,626,820	\$119,593.86	\$0.00
Totals	\$9,728,960	\$2,626,820	\$119,593.86	\$9,728,960	\$2,626,820	\$119,593.86	\$0.00

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$127,539.99	\$127,539.99	\$0.00	\$119,593.86	\$119,593.86	\$0.00	\$0.00



May 1, 2026

Michael Van Donselaar
michael.vandonselaar@kroll.com
Kroll, LLC
PO Box 2629
Addison, TX 75001

Reference Log Number(s): 202600099
Account Number: R0448247
Owner: Crown Points Inc.
Address of Property: 19302 Cottonwood 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. Van Donselaar:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600099 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

- 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 **May 20, 2026 at 10:30 a.m.**

Dated this 13 day of May, 2026.

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Crown Points Inc.

Agent: Michael Van Donselaar

Parcel No.: R0448247

Abatement Number: 202600099

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: May 20, 2026

Hearing Time:

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 [Click here to enter text.](#)

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: The petitioner 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 [Click here to enter text.](#)

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: Administrative denial

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
Name

5-20-2026
Date

Abatement Log No. 202600099

Transmittal Sheet for Abatement #: 202600099

Abatement #	202600099	Staff Appraiser	SJH
Tax Year	2025	Review Appraiser	SJH
Date Received	3/6/2026	Recommendation	Deny
Petitioner	CROWN POINTS INC	Reason	Insufficient data was provided to warrant a value change to this parcel.
Agent	KROLL LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$2,500,000	Assessor Final Review Value	\$3,500,000

The subject property is a 58-room lodging property that was 75% completed construction on the effective date of value. Based on a conversation with an ownership representative on 1/8/26 it was determined that the property had extensive deferred maintenance on the date of value, and the Assessor adjusted the value to reflect the physical condition reported by the property representative. The Assessor gave consideration to the cost approach for partially-complete construction, the market approach for completed hotels, and verbal estimates provided by the property representative regarding costs to cure deferred maintenance and complete the project. The Petitioner's agent is requesting a value that is less than the Assessor's value, but no engineering reports, construction budget or third-party estimates of the cost to cure were provided by the agent to support an adjustment. Due to the lack of supporting data to support an adjustment, it is recommended that the appeal be denied.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0448247	2115	2625	\$1,012,291	\$0	\$1,012,291	27.000%	\$273,320	4.5245%	\$12,366.36
	2215	2625	\$2,487,709	\$0	\$2,487,709	27.000%	\$671,680	4.5245%	\$30,390.16
Account Total:			\$3,500,000	\$0	\$3,500,000		\$945,000		\$42,756.52

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0448247	2115	2625	\$1,012,291	\$0	\$1,012,291	27.000%	\$273,320	4.5245%	\$12,366.36
	2215	2625	\$2,487,709	\$0	\$2,487,709	27.000%	\$671,680	4.5245%	\$30,390.16
Account Total:			\$3,500,000	\$0	\$3,500,000		\$945,000		\$42,756.52

Refund Amounts - Local Government

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
R0448247	\$3,500,000	\$945,000	\$42,756.52	\$3,500,000	\$945,000	\$42,756.52	\$0.00
Totals	\$3,500,000	\$945,000	\$42,756.52	\$3,500,000	\$945,000	\$42,756.52	\$0.00

Transmittal Sheet for Abatement #: 202600099

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0448247	2115	2625	\$1,012,291	\$0	\$1,012,291	27.000%	\$273,320	4.5528%	\$12,443.71
	2215	2625	\$2,487,709	\$0	\$2,487,709	27.000%	\$671,680	4.5528%	\$30,580.25
	Account Total:		\$3,500,000	\$0	\$3,500,000		\$945,000		\$43,023.96

Final Values - Schools

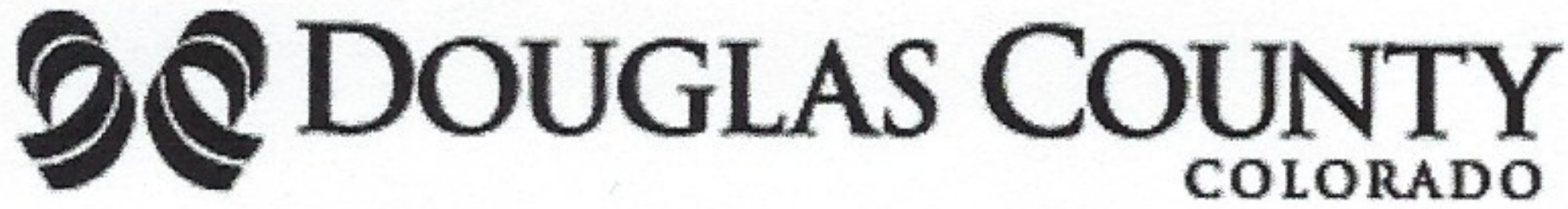
Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0448247	2115	2625	\$1,012,291	\$0	\$1,012,291	27.000%	\$273,320	4.5528%	\$12,443.71
	2215	2625	\$2,487,709	\$0	\$2,487,709	27.000%	\$671,680	4.5528%	\$30,580.25
	Account Total:		\$3,500,000	\$0	\$3,500,000		\$945,000		\$43,023.96

Refund Amounts - Schools

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
R0448247	\$3,500,000	\$945,000	\$43,023.96	\$3,500,000	\$945,000	\$43,023.96	\$0.00
Totals	\$3,500,000	\$945,000	\$43,023.96	\$3,500,000	\$945,000	\$43,023.96	\$0.00

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$42,756.52	\$42,756.52	\$0.00	\$43,023.96	\$43,023.96	\$0.00	\$0.00



May 1, 2026

Laurie Lauletta-Boshart
arqitek@comcast.net
8765 Canyon Wind Street
Parker, CO 80138

Reference Log Number(s): 202600091
Account Number: R0466982
Owner: Carrick Boshart & Laurie Lauletta-Boshart
Address of Property: 8765 Canyon Wind 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. Lauletta-Boshart:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600091 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

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

LAB 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 **May 20, 2026 at 1:30 p.m.**

Dated this 1st day of May, 2026.

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Boshart Family Living Trust Agent: Carrick & Laurie Boshart
Parcel No.: R00466982 Abatement Number: 202600091

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: May 20, 2026 Hearing Time:

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 [Click here to enter text.](#)

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: The petitioner 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 [Click here to enter text.](#)

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: Administrative denial

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
Name

5-20-2026
Date

Abatement Log No. 202600091

Transmittal Sheet for Abatement #: 202600091

Abatement #	202600091	Staff Appraiser	EAW
Tax Year	2025	Review Appraiser	BAF
Date Received	2/26/2026	Recommendation	Deny
Petitioner	BOSHART FAMILY LIVING TRUST	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	\$1,480,000	Assessor Final Review Value	\$1,757,039

The subject property is a good quality ranch-style home located in the Tallman Gulch neighborhood of Parker. The petitioner has requested an adjusted value ranging from \$1,440,000 to \$1,487,000, based on a price-per-square-foot calculation. In support of this request, the petitioner provided eight comparable sales, which were reviewed by the Assessor's Office and considered in the Assessor's market analysis, where appropriate.

The Assessor's market analysis was developed using six comparable sales similar in size, style, and location to the subject property. Five of these six comparable sales were also included in the petitioner's submitted sales data. In addition, the Assessor included the sale of the subject property itself, which occurred within the study period on May 18, 2023, for \$1,770,993. Of the six comparable sales analyzed, five are model matches to the subject property, and all represent builder-direct sales consistent with the subject's own sale type. The adjusted sale prices of the comparable sales ranged from \$1,539,734 to \$1,929,107.

The greatest weight in the market analysis was given to the subject's own verified sale, as it provides the strongest and most direct indication of current market value. The subject's assessed value falls near the midpoint of the adjusted sale price range and remains below its actual verified sale price within the study period.

The Assessor is required to use valid sales that occurred during the study period to determine 2025 assessed value, with an appraisal date of June 30, 2024. Based on the market analysis and the subject's own sale data, it is determined that the assessed value of \$1,757,039 is appropriate and should be maintained.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0466982	1112	3169	\$481,425	\$0	\$481,425	6.250%	\$30,090	10.7861%	\$3,245.54
	1212	3169	\$1,275,614	\$0	\$1,275,614	6.250%	\$79,730	10.7861%	\$8,599.76
Account Total:			\$1,757,039	\$0	\$1,757,039		\$109,820		\$11,845.30

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0466982	1112	3169	\$481,425	\$0	\$481,425	6.250%	\$30,090	10.7861%	\$3,245.54
	1212	3169	\$1,275,614	\$0	\$1,275,614	6.250%	\$79,730	10.7861%	\$8,599.76
Account Total:			\$1,757,039	\$0	\$1,757,039		\$109,820		\$11,845.30

Refund Amounts - Local Government

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
R0466982	\$1,757,039	\$109,820	\$11,845.30	\$1,757,039	\$109,820	\$11,845.30	\$0.00
Totals	\$1,757,039	\$109,820	\$11,845.30	\$1,757,039	\$109,820	\$11,845.30	\$0.00

Transmittal Sheet for Abatement #: 202600091

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0466982	1112	3169	\$481,425	\$0	\$481,425	7.050%	\$33,940	4.5528%	\$1,545.22
	1212	3169	\$1,275,614	\$0	\$1,275,614	7.050%	\$89,930	4.5528%	\$4,094.33
Account Total:			\$1,757,039	\$0	\$1,757,039		\$123,870		\$5,639.55

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0466982	1112	3169	\$481,425	\$0	\$481,425	7.050%	\$33,940	4.5528%	\$1,545.22
	1212	3169	\$1,275,614	\$0	\$1,275,614	7.050%	\$89,930	4.5528%	\$4,094.33
Account Total:			\$1,757,039	\$0	\$1,757,039		\$123,870		\$5,639.55

Refund Amounts - Schools

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
R0466982	\$1,757,039	\$123,870	\$5,639.55	\$1,757,039	\$123,870	\$5,639.55	\$0.00
Totals	\$1,757,039	\$123,870	\$5,639.55	\$1,757,039	\$123,870	\$5,639.55	\$0.00

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$11,845.30	\$11,845.30	\$0.00	\$5,639.55	\$5,639.55	\$0.00	\$0.00