DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	American Civil Constructors LLC	Agent: Timothy Ferraro	
Parcel No.:	P0515061	Abatement Number: 202505780	
Assessor's Ori	iginal Value: \$138,966		
Hearir	ng Date: November 19, 2025	Hearing Time: 9:00 a.m.	
1. The Dou	aglas County Assessor was represented	at the hearing by Timothy Hanson	
2. The Petit	tioner was: a. □ present b. ⋈ not present c. □ present/represented by Clic d. □not present/represented by C		
3. Assess	sor's Recommended Value: \$0		
Petitio	oner's Requested Value: \$0		
	er presented the following testimony an lated to a value of \$0 prior to the hearing	d documents in support of the claim: The petitioner and ng.	the

5. The Assessor pro	esented the following testimony and documents in support of the Assessor's position:
b. □valuati c. □a valua	om sales of comparable properties which sold during the applicable time period; and /or ion using the cost approach; and/or ation using the income approach; and/or : Stipulation
	INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Classification:	Personal property
Total Actual Value:	\$0
Reasons are as follow	s: Stipulation
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. ⊠Appr Recommendations he	roved and the value of the subject property is reduced as set forth in the Findings and crein
b. 🗆 Ар _Г	proved in part as set forth in the Findings and Recommendations herein
c. \square De	nied after abatement hearing
d. 🗆 Adr	ministrative Denial is Granted
REFEREE:	
All Han	nelfon
s/ Jeffrey Hamilton Name	11-19-2025 Date

Abatement Log No. 202505780

202505780 - 2024 PETITION FOR ABATEMENT OR REFUND OF TAXES

DCASSESSOR JUL 21 2025 RCD

County: Douglas		Date Rec	eived:			
Section I. Detitioner plan	let- C	atian Tank	(Use Asse	ssor's or Commis	sioners' Date	Stamp)
Section I: Petitioner, ple	ase complete Se	ection 1 only.				
Date: 07/15/2025	Inc. Timothy D	Forraro -	Amaria	an Civil	March 1	a dars
Petitioner's Name: Advantax			Tilleric	an Civi	CONST	ructos
Petitioner's Mailing Address:	2500 Westileid L	200000 10 10 10 10				
City or Town: Elgin		State: <u>IL</u>		Zip Code: 60124		-
P0515061	BER(S)	Various Littleto		AL DESCRIPTION	OF PROPERT	Y
Petitioner requests an abatem property for the property tax taxes have been levied errone overvaluation. Attach addition	year 2024 eously or illegally,	are inco	orrect for the follo	owing reasons: (Briefly describ	e why the
The taxpayer filed initially to A records. It seems in 2023 the We kindly ask for the abatement	rendition was ren	nitted to Dougla	is, but it is possib	le that in 2024 it r	may not have	been.
Petitioner's estimate of v	alue: \$ <u>0</u>	2024				
I declare, under penalty of perjury ir or examined by me, and to the best	n the second degree, of my knowledge, inf	that this petition, to ormation, and belie	ogether with any acco f, is true, correct, and	mpanying exhibits or domplete.	statements, has	been prepared
			Daytime Phone Nu	mber: (630) 444-2	777	
Petitioner's Signature			Email: tax@adv	antax.com		
By Tender P	France	wo				_
Agent's Signature				nber: (630) 444-2	798	
Delated Name -			Email: dlis@adv	vantax.com		_
Printed Name: Timothy P. Ferra	aro					
*Letter of agency must be atta	ched when petition	is submitted by	an agent.			
The assessed value and res Commissioners, pursuant to denies the petition for refun Assessment Appeals pursua decision, § 39-10-114.5(1),	§ 39-10-114(1), and or abatement of the provision	C.R.S., or the Portion of taxes in whole	roperty Tax Adm e or in part, the F	inistrator, pursua Petitioner may app	nt to § 39-2-1 beal to the Bo	16, C.R.S., ard of
Section II:	Ass	essor's Rec	ommendatio	on		
Tax Year Choose a Year			,			
Actual	Value	Adjusted	Assessment	Assessed	Mill	Tax
Original Corrected Abate/Refund	Adjustment	Actual	Rate	Value	Levy	
☐ Assessor recommends	approval as out	lined above.				
If the request for abatement is based such valuation has been filed and a l						or protest to
Tax year: Choose a Year	Protest?	No Yes (If	a protest was filed	i, please attach a co	py of the NOD	.)
Assessor recommends		₹1				

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 Choose a County 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/re	efund (of:
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Tax Year	Choose a Year Actual	Value Adjustment	Adjusted Actual	Assessment	Assessed Value	Mill	Tax
Original		Adjustment	Actual	Rate	value	Levy	
Original Corrected Abate/Refund					10 (SQN) - 4 (E. 17 S)	Vector State	
	amount does not in County Treasurer fo			fees associated with I	ate and/or delinquen	t tax payments, if	f applicable.
Vitra Origination 10 Septim			Date:				
Petitioner's Sign	ature						
Assessaria en De	outs Assessan's Si		Date:				
	puty Assessor's Si	- AUG-1 100-2	. 6				
Section IV:		10000	NAC 200	Oners (Must be co	ompleted if Section II	I does not apply)	
WHEREAS, the regular meeting	County Commis g held on			County, State of ere were present	of Colorado, at a the following me		ully called
with notice of s	uch meeting and	d an opportunit	y to be present	having been give	en to the Petition	er and the Ass	sessor
of said County	and Assessor				(being presen	ntnot prese	e nt) and
Petitioner				(being present	not present),	and WHEREA	S, the said
RESOLVED that	the Board (agi	reesdoes no	t agree) with t	etition, and are function, and are function, and are function are functional are function.	ion of the Assess		
Choose a Year							
	Assessed Value	ue Taxes Aba	te/Refund	Chairperson of the	Board of County Co	ommissioners' S	Signature
proceedings of	county, do here	eby certify that unty Commission	the above and	e Board of Count foregoing order is NESS WHEREOF	s truly copied fro	m the record	of the
				ature ar, must be subn	nitted in duplicate	e to the Prope	rty Tax
Section V:				Tax Administ	rator		
The action of the	ne Board of Cour	1.500		this petition, is h	ereby		
	☐ Approved in		· ·	ied for the follow			
Secreta	ary's Signature	Property	Tax Administrator	s Signature			

LETTER OF AUTHORIZATION

MasTec, Inc and its Subsidiaries does hereby appoint and authorizes Advantax Inc. as its ad valorem tax agent. Advantax Inc. and/or its designee has the right to receive confidential property/ad valorem tax assessment information; file returns, renditions and applications; examine any property record; meet, discuss and/or appeal any tax assessments with the appropriate officials; as it pertains to property that is owned by the undersigned taxpayer, or in which the undersigned taxpayer has an ownership interest. This authorization is effective for tax year 2025.

Signed this 6th of January, 2025.

By: David Karian

Title: Sr. VP of Taxation

01/06/2025 18:57:37 UTC

					State	of Colorad	0			FOR .	ASSESSOR US	SE ONLY	Y
				DS 056 - P	ersonal Pr	operty Dec	aration	Sched	iule R	eceived	:	Late Pe	enalty
					Co	nfidential			Cor	npleted:		\square Y or	\square N
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AMERICAN CIVIL CONSTRUCTORS LLC COMMERCIAL PERSONAL PROPERTY DECLARATION SCHEDULE As of 12/31/22

Equipment	Year D	escription	VIN/Serial #	Job	City	State	YR ACQ	COST
2365	2000 John Deere 310E B	lackhoe	T0310EX887935	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	co	2018	22,000
2940	2018 Vermeer RTX450BI	H Trencher	1VR4092U7J1003835	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	80,000
5974	2005 John Deere 210LE	Loader (Wheeled)	T0210LE880729	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	17,000
7432	2015 Bobcat MT55-R Mir	ni Track Loader	B38T11985	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	LittleIon/Roxborough Park	CO	2018	18,000
7442	2018 CAT 289D Skidstee	er .	0TAW09543	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	co	2018	77,500

214,500

Dear Assessor, please note that all assets have been disposed. Please inactive this account. Thank you.



August 21st, 2023

American Civil Constructors, LLC 4901 S. Windermere St. Littleton, CO 80120

Attn: John Butcher

Re: Contract 504770 - Last Chance Diversion Dam Replacement

Dear Mr. Butcher:

This letter is to confirm that Final Completion of the Last Chance Diversion Dam Replacement was achieved as of August 18th, 2023.

Per the letter dated June 8th, 2023, the diversion dam and associated work under this contract have a warranty through June 7th, 2024.

Should you have any questions regarding this matter, please feel free to call me at 970.214.7679 or e-mail me at jsmith@denverwater.org.

Sincerely,

Josh Smith

Construction Project Manager



signNow

Document History

SignNow E-Signature Audit Log

All dates expressed in MM/DD/YYYY (US)

Document name:

2025 Agent Authorization Template

Document created:

01/06/2025 14:45:35

Document pages:

1

Document ID:

6e6941afff1f4d6b88ebc6921a6cf79cf537e660

Document Sent:

01/06/2025 14:46:08 UTC

Document Status:

Signed

01/06/2025 18:57:37UTC

Sender: Signers: kathy.lenzportu@mastec.com david.karian@mastec.com

CC:

ignNow Web Application	Uploaded the Document	kathy.lenzportu@mastec.com	01/06/2025 14:45:35 pm UTC	01/06/2025 14:45:34 pm UTC	63.160.171.10
gnNow Web Application	Viewed the Document	kathy.lenzportu@mastec.com	01/06/2025 14:45:42 pm UTC	01/06/2025 14:45:41 pm UTC	63.160.171.10
ignNow Web Application	Document Saved	kathy.lenzportu@mastec.com	01/06/2025 14:46:03 pm UTC	01/06/2025 14:46:03 pm UTC	63.160.171.10
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					State	of Colorado			FOR	ASSESSOR US	E ONL	Y
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			roperty used in □ Yes □ No	n a CONTRO	LLED EN	VIRONMENT	T AGRIC	CULTUR	AL (CEA)	Facility as defin	ed in §3	19-1-
	that the fa plant-base	cility opt d food fo	imizes hydropon r human or lives	nics and that the stock consumpt	ne sole purpo tion. Marijua	ose of the CEA	A Facility nonfood a	is to obta gricultura	in a moneta	R.S., including the try profit from the o not qualify. If the is not marijuana.	wholesa	le of
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	NOTE:	DO NOT	CHECK THIS	BOX IF THI	S IS A NEV	W BUSINESS	OR OR	GANIZA	TION.			
	IfNO AI	DITION	JS, check here:	otherwise, list	all personal	property acou	aired prio	r to Janus	erv 1. Attac	h additional sheet	s if neces	sarv
										Still in Use, and S		
			ensed vehicles				•	•				
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Item ID#	Quantity	Description Including Model or Capacity	Year Acquired	New or Used (check only one)	Original Installed Cost	Mo &Yr First Placed into Service
				☐ New ☐Used	\$	
		NEW LOCATION FOR THIS EQUIPMENT		☐ New ☐Used	\$ 214.500	
		SEE ATTACHED ITEMIZED LISTING		☐ New ☐Used	\$	
				□ New □Used	\$	
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G. FULLY DI	EPRECIATED .	ASSETS / EXI	PENSED I	ΓEMS	: Attach a	separate s	sheet i	including th	e annro	nriate	Federal I	Forms denoti
ll fully deprec	iated assets and	expensed items	. If you ha	ve non	e, write "No	one."		incruding in	c uppro	priace	r cucran i	orms denou
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I declare, under ne and to the boossession, or un	TION: (THIS I penalty of perjury est of my knowled	in the second de	gree, that this and belief se ity, Colorado	s schedu	ule, together a full and c assessment	omplete li	st of a	Il taxable per that such pro	sonal property has	operty s been r	owned by easonably	me, or in my described and
PROPERTY OW NAME OF OV	presented; and that VNER'S FEDERAL VNER ACCMW (IEA	t no attempt has b EMPLOYER ID A INC)	ENTIFICAT	ON NU	MBER (FEI	N)/SOCIAI	LSECU	JRITY NUM	BER (SS	N) 84-068	9-5-107(2) 84692	, C.R.S.
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AMERICAN CIVIL CONSTRUCTORS LLC COMMERCIAL PERSONAL PROPERTY DECLARATION SCHEDULE As of 12/31/22

Equipment	Year Description	VIN/Serial #	Job	City	State	YR ACQ	COST
2365	2000 John Deere 310E Backhoe	T0310EX887935	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	22,000
2940	2018 Vermeer RTX450BH Trencher	1VR4092U7J1003835	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	80,000
5974	2005 John Deere 210LE Loader (Wheeled)	T0210LE880729	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	17,000
7432	2015 Bobcat MT55-R Mini Track Loader	B38T11985	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	18,000
7442	2018 CAT 289D Skidsteer	0TAW09543	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	co	2018	77,500

214,500

15-DPT-AS

DS 056 xx/23

DS 056 - Personal Property Declaration Schedule and Instructions

State of Colorado

USE FOR ALL TYPES OF TAXABLE PERSONAL PROPERTY INCLUDING TAXABLE AGRIBUSINESS EQUIPMENT AND LEASED PROPERTY. DO NOT USE FOR NATURAL RESOURCES AND OIL AND GAS PROPERTIES. THIS SCHEDULE MUST BE FILED REGARDLESS IF ANY ADDITIONS OR DELETIONS ARE MADE.

DUE DATE APRIL 15, 2023 FOR ASSESSMENT YEAR BEGINNING JANUARY 1, 2023

General Information

(Declaration Schedules and Attachments Are Confidential And Private Documents By Law.)

For these instructions, please refer to the following statutes: §§ 39-3-102, 39-3-118.5, 39-3-119.5, 39-5-104.5, 39-5-104.7, 39-5-107, 39-5-108.5, 39-5-108.5, 39-5-110, 39-5-113 through 117, 39-5-120, and 39-21-113(7), C.R.S.

In accordance with § 39-3-119.5, C.R.S., you are not required to file this declaration if the total actual value of your personal property per county is \$52,000 or less.

If you are unsure as to whether the total actual value of your personal property per county exceeds \$52,000, please contact the county assessor.

WHO FILES A DECLARATION SCHEDULE? The owner (legal titleholder) of taxable personal property, their agent, and those in possession and/or control of the taxable personal property as of January 1 must file a declaration schedule. All personal property, such as a business/organization's: ■ Equipment ■ Security Devices ■ Machinery ■ Household Furnishings ■ Personal Effects, not otherwise exempt by law, must be listed on this schedule.

IS YOUR BUSINESS NEW? ARE YOU A NEW OWNER? If you answer "yes" to either question, or you have never filed with the county assessor and you own taxable personal property, you are required to provide a complete detailed listing of all machinery, equipment, and other personal property with an original installed cost over \$350. Please include:

■ Item ID Number ■ Property Description ■ Model Number ■ Year Acquired ■ Original Installed Cost to You.

PRORATION OF PERSONAL PROPERTY VALUE IS GENERALLY NOT ALLOWED.

As of January 1, 1996, the only proration of personal property value allowed is for Works of Art loaned to and used for charitable purposes by an exempt organization. If other taxable personal property was located in Colorado on the assessment date, it is taxable for the entire assessment year, providing that, if it was newly acquired, it was put into use as of the assessment date (January 1). If it was not located in the state on the assessment date, or if it was newly acquired, but was <u>not</u> put into use as of the assessment date, it cannot be taxed until the <u>next</u> assessment year. Except for works of art, <u>personal property that is exempt on the assessment date retains its exempt status for the entire assessment year</u>. These requirements do not affect the proration of <u>real</u> property.

WHEN DO YOU FILE? This form must be received by the county assessor by the April 15 deadline EVERY YEAR.

HOW DO YOU FILE FOR AN EXTENSION? You may extend the deadline if, by April 15, the assessor receives your written request AND \$20 for a 10-day extension, or \$40 for a 20-day extension. This extension applies to all personal property schedules (single or multiple) which a person is required to file in the county.

WHAT HAPPENS IF YOU FAIL TO FILE? The late filing penalty is \$50 or 15% of the taxes due, whichever is less. If you fail to file a schedule, the assessor shall determine a valuation based upon the BEST INFORMATION AVAILABLE and shall add a penalty of up to 25% of assessed value for any omitted property discovered and valued later.

NOTE: Failure to properly file a declaration schedule may prevent you from receiving an abatement per Colorado case law. Property Tax Adm'r v. Production Geophysical, 860 P.2d 514 (Colo. 1993)

WHY IS THE DECLARATION FORM IMPORTANT? Assessors use this information to help calculate the property's actual value. This value is based on the property's use and condition as of January 1 of each assessment year.

WHAT HAPPENS AFTER YOU SUBMIT THIS FORM?

- The assessor may request more information or conduct a physical inventory of your personal property at your business location.
- Notices of Valuation are mailed on June 15 to the address listed on this schedule.

INSTRUCTIONS FOR COMPLETING THE PERSONAL PROPERTY DECLARATION SCHEDULE DS 056

- A. NAME AND MAILING ADDRESS: Write any corrections to the preprinted name/address information. If you are not the current business owner, please list the name and address of the new owner in the appropriate box. Also, list the date that the property was sold to the new owner.

 BUSINESS NAME AND PHYSICAL LOCATION: If not preprinted, provide the:
 Business Name Actual Physical Location of the Personal Property Change in Physical Location, If Applicable Additional Property Location Changes, If Applicable List of Locations Where Other Personal Property Is Owned.
- B. BUSINESS: Provide your business start-up date, the square footage your business occupies and the primary product or service that you provide.
- C. <u>BUSINESS STATUS</u>: Check the appropriate boxes for your business status and indicate the date of any change in the property's location from the prior year. The assessor may select your business for an audit whether or not you file a declaration schedule.
- D. ITEMIZED LISTING OF PERSONAL PROPERTY: "'Personal property' means everything that is the subject of ownership and that is not included within the term 'real property'. 'Personal property' includes machinery, equipment, and other articles related to a commercial or industrial operation that are either affixed or not affixed to the real property for proper utilization of such articles..." § 39-1-102(11), C.R.S. Regardless of whether property is affixed to a building, it is personal property if it is used for the purpose of a commercial or industrial operation and not for the enhancement of the real property. Do not report licensed vehicles in this section.

PERSONAL PROPERTY INCLUDES:

- All Residential Household Furnishings Producing Income
- Equipment, Furniture, and Machinery Used by These Businesses: Commercial, Industrial, and Natural Resource
- Taxable Personal Property Used As Part of an Agribusiness, that does not qualify as agricultural, pursuant to, § 39-1-102 (1.6)(a), C.R.S.
- Expensed Assets With a Life of Greater Than One Year
- Fully Depreciated Assets Still In Use
- Assets in Storage
- Leasehold Improvements

"CONSUMABLE" PERSONAL PROPERTY EXEMPT FROM TAXATION: Pursuant to § 39-3-119, C.R.S., personal property classified as "consumable" as defined in ARL Volume 5, Chapter 7, is exempt from taxation and should <u>NOT</u> be listed on this declaration. "Consumable" personal property is defined as any asset having a life of one (1) year or less regardless of cost, and any asset with a life longer than one year that has a reasonable original installed cost or market value in use of \$350 or less at the time of acquisition. The \$350 limitation applies to personal property that is completely assembled and ready to perform the end user's intended purpose(s) and it includes all acquisition costs, installation costs, sales/use taxes and freight expenses. IMPORTANT: YOU MUST SUBMIT A COMPLETE PROPERTY LISTING IF YOU HAVE NOT PROVIDED ONE FOR THIS LOCATION. Do not list merchandise inventory, materials, or supplies. <u>Do</u> list all other personal property acquired by you prior to January 1. If you have given the assessor such a list, you may simply submit additions and deletions each year.

- List all taxable personal property acquired by you prior to January 1, providing: Item ID Number Quantity Complete Property
 Description Including Model Number or Capacity Year Acquired If the Item is New or Used Original Installed Cost to You (Current
 Owner) The Month and Year Each Item was First Placed into Service or is Scheduled to be Placed into Service. You should separately
 submit any available market value, rent, or lease information. The Original Installed Cost to You is defined as the amount that was paid for
 the personal property when new inclusive of Sales/Use Tax Freight and Installation Charges. If the item was purchased used, include
 its Cost to You along with Sales/Use Tax, Freight, and Installation Charges.
- List all taxable personal property sold, traded, or scrapped prior to January 1 of the current year. For all items deleted, provide:

 Item ID Number
 Quantity
 Property Description Including Model Number or Capacity
 Year Acquired
 If the Item is New or Used
 Original Installed Cost to You (Current Owner).
- E. <u>MOBILE EQUIPMENT</u>: Complete this section if there is any mobile equipment at this location. Check the box(es) if the listed mobile equipment is licensed or Z-tabbed. Attach a separate list if necessary.
- F. GENERAL LEDGER: Extract your original installed cost information for all personal property items from your accounting records. You may submit general ledger information in lieu of completing this section.
- G. <u>FULLY DEPRECIATED ASSETS</u> / <u>EXPENSED PERSONAL PROPERTY</u>: List all personal property assets that have been fully depreciated or expensed, but are still used. This includes all property with an original cost over \$350. Attach a separate list if necessary.
- H. LEASED, LOANED, OR RENTED PROPERTY: All personal property leased, loaned, or rented to you must be listed in this section. Property rented 30 days at a time or less, returned at the renter's option, and for which sales/use tax is collected before it is finally sold is considered exempt and should NOT be reported. You must identify each item of leased, loaned, or rented personal property as follows: "Owner's/Lessor's Name, Address, and Telephone Number "Property Description Including Model, Serial Number, or Capacity Check New or Used Total Cost of the Lease to You Original Installed Cost Lease Number Lease Term (From-To) Total Amount of Annual Rent. If any of the leased equipment listed is capitalized on your books and records, please check the box at the beginning of the line corresponding with the name of the Lessor. Also, if purchase or maintenance options are included in the lease, check this box and provide details of these options on a separate sheet.
- I. RENEWABLE ENERGY PERSONAL PROPERTY: Check the appropriate boxes regarding renewable energy property at this location. If the RENEWABLE PROPERTY IS OWNED BY YOU, RENEWABLE PROPERTY FORM DS 058 is required to be filed with the assessor.
- J. <u>DECLARATION AND SIGNATURE</u>: Print the personal property owner's Federal Employer Identification Number (FEIN) or Social Security Number (SSN). Print name of owner, name of person signing, phone number, and e-mail address. Then sign, date, and return this form to assessor by <u>April 15th</u>. § 39-5-107, C.R.S.

From: Damian Lis <<u>dlis@advantax.com</u>>
Sent: Monday, July 21, 2025 8:11 AM

To: Timothy Hanson < tbhanson@douglas.co.us >

Cc: BPP <bpp@douglas.co.us>; Thomas McHale <tmchale@advantax.com>
Subject: RE: Douglas County BPP: P0515061 American Civil Contractors

Good Morning Timothy,

The attached abatement went out in the mail last week.

I was able to figure out some additional details since our last discussion. 2024 was our first year being hired by the taxpayer to file these returns, and per their records this account was filed in Arapahoe for 2023. Arapahoe must've kindly relayed over the rendition in 2023, however it seems in 2024 that final filing we sent in to Arapahoe may not have made it to Douglas. In addition to the abatement form (1st attached) sent in on Friday, I've also included our AOA (2nd attached) and the prior year filing on taxpayer's records.

Please kindly advise once our form reaches you, and if you have any questions for us.

Thank you in advance.

Best Regards,

Damian Lis

Senior Tax Analyst

DLIS@Advantax.com

(630) 444-2798

Advantax

Comprehensive | Credible | Fresh

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From: Timothy Hanson < tbhanson@douglas.co.us >

Sent: Tuesday, May 27, 2025 11:15 AM **To:** Damian Lis <<u>dlis@advantax.com</u>>

Cc: BPP < bpp@douglas.co.us>

Subject: RE: Douglas County BPP: P0515061 American Civil Contractors

Caution: This email came from outside of the organization. Please take care when clicking links or opening attachments.

Good morning Damian,

Looks like equipment was out at sterling ranch, no specific address filed.

Timothy Hanson

Personal Property Appraiser II

Douglas County Assessor's Office

BPP@douglas.co.us

tbhanson@douglas.co.us

720-673-4264



From: Damian Lis <<u>dlis@advantax.com</u>>
Sent: Tuesday, May 27, 2025 9:10 AM

To: Timothy Hanson < tbhanson@douglas.co.us >

Cc: BPP < bpp@douglas.co.us >

Subject: RE: Douglas County BPP: P0515061 American Civil Contractors

Good Morning Timothy,

Could you please confirm with me the address of the business location listed on this account (P0515061)?

Thank you,

Damian Lis

Senior Tax Analyst

DLIS@Advantax.com

(630) 444-2798

Advantax

Comprehensive | Credible | Fresh

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From: Timothy Hanson < tbhanson@douglas.co.us >

Sent: Friday, May 16, 2025 2:49 PM

To: Damian Lis <dlis@advantax.com>

Cc: BPP < bpp@douglas.co.us>

Subject: Douglas County BPP: P0515061 American Civil Contractors

You don't often get email from tbhanson@douglas.co.us. Learn why this is important

Caution: This email came from outside of the organization. Please take care when clicking links or opening attachments.

Good afternoon Damian,

We received a filing this year indicating the equipment had been moved out and this was the final return, so the account has been deleted for 2025. As we did not receive anything last year for a filing we flagged the account with a best information available, per State of Colorado statute. You can file for an abatement but we will have to deny it at the Assessor level and will need to go up to a higher level appeal to be further argued. We do advise to pay the tax bill, the abatement can take up to six months to get to the assessor level and will accrue interest during this time. Please let me know if you have any questions.

Timothy Hanson

Personal Property Appraiser II

Douglas County Assessor's Office

BPP@douglas.co.us

tbhanson@douglas.co.us

720-673-4264



Transmittal Sheet for Abatement #: 202505780

Abatement #	202505780	Staff Appraiser	ТВН
Tax Year	2024	Review Appraiser	kam
Date Received	7/21/2025	Recommendation	Adjust
Petitioner	AMERICAN CIVIL CONSTRUCTORS, LLC C/O PROPERTY TAX DEPT	Reason	Adjust 2024
Agent	ADVANTAX INC	Reason	Aujust 2024
Petitioner's Request	Value Too High		
Petitioner's Requested Value	20	Assessor Final Review Value	\$0

The recommended value as stated above is based on new information provided by petitioner that indicates the project related equipment was removed from the construction site(s) before January 1, 2024, with the Douglas County Board of County Commissioner's acceptance, will result in a reduction in the actual value of the subject property and finalize the valuation and appeal process available for the 2024 tax year.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
P0515061	2410	3560	\$138,996	\$0	\$138,996	27.900%	\$38,780	17.8566%	\$6,974.79
	Account	Total:	\$138,996	\$0	\$138,996		\$38,780		\$6,974.79

Final Values

Account #	Abstract Code	Tax District		*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
P0515061	2410	3560	\$0	\$0	\$0	27.900%	\$0	17.8566%	\$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
P0515061	\$138,996	\$38,780	\$6,974.79	\$0	\$0	\$0	\$6,974.79
Totals	\$138,996	\$38,780	\$6,974.79	\$0	\$0.00	\$0.00	\$6,974.79

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Bernd Lauber	Agent: Bernd Lauber
Parcel No.:	R0610372	Abatement Number: 202503341
Assessor's Orig	ginal Value: \$1,815,936	
Hearin	g Date: November 19, 2025	Hearing Time: 9:30 a.m.
1. The Doug	glas County Assessor was represented a	at the hearing by: Rosanna Salvador
2. The Petiti	ioner was: a. present b. not present c. present/represented by Clic d. not present/represented by Clic	
3. Assesse	or's Recommended Value: \$1,815,936	(No change)
Petition	ner's Requested Value: \$1,341,990	
	•	d documents in support of the claim: The petitioner stated that were arbitrarily inflated and then reduced again for 2025. He

believes that there should have been a more gradual adjustment from 2022 to 2025. He requested that the value be

reduced to \$1,341,990.

J. The Assessor pro	esented the following testimony and documents in support of the Assessor's position.
b. □valuati	om sales of comparable properties which sold during the applicable time period; and /or ion using the cost approach; and/or
	ation using the income approach; and/or
d. □other (Click here to enter text.
	INDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Classification:	Residential
Total Actual Value:	\$1,815,936 (No change)
2024. The four sales p	s: The petitioner provided insufficient information to substantiate his requested value for provided by the assessor were the only evidence of market value that was presented. The assessor using the four adjusted sales fell towards the bottom of the range and supports the
IT IS THEREFORE	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. \square Appr Recommendations he	oved and the value of the subject property is reduced as set forth in the Findings and rein
b. 🗆 Арр	proved in part as set forth in the Findings and Recommendations herein
c. 🛭 Dei	nied after abatement hearing
d. □ Adr	ministrative Denial is Granted
REFEREE:	
All Han	nelfon
s/ Jeffrey Hamilton Name	11-19-2025 Date

Abatement Log No. 202503341



	IGLAS		2	Da	ate Received _					
Section I. Doti	tioner please co	mplete Section I o	nlv		(Use Ass	essor's or Com	missioners' Date Sta	amp)		
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O/ (O I E E I (City or Town		State	OOLOIVIDO	Zip C	1.000	J-1	Dor	essor's	Off
								ASS	85501	
R0610372	PARCEL NUMBER(N RIDGE RO		RIPTION OF	PROPERTY			
roperty tax yea rroneously or il ecessary.) T H	ar(s) <u>2024</u> and llegally, whether d The property in distorical revie	or refund of the app 2023 are incom- lue to erroneous val a question was a w of previous ta falsely inflated.	rect for the follo luation, irregula assesed inco ax years, as	wing reasons: (irity in levying, cl orrectly durin well as 2025	Briefly describe erical error or o og the years supports the	why the tand overvaluation 2023 and one argum	xes have been n. Attach addit d 2024. ent that 202	levied ional shee 3 and 20	024 we	
etitioner's es	timate of value:	¢ 1 293 029	(2023)	and & 1.341.9	9. (20)24				
entioner a car	timate or value.	Value	Year	and \$ 1,341,9 Value	(-)	/ear				
		ne second degree, that				ts or stateme	nts, has been pre	pared or		
, ,	, –	y knowledge, informati			(2)					
	auber W	1 1101	ne Number 30	38832880	Email	Bernd.e	ac@gmail.c	com		
Petiti	oner's Signature	L								
У		Phor	ne Number		Email					
	nt's Signature*	G 800 20130 W	5000 0000 0000							
oursuant to § 3	9-10-114(1), C.F	ng tax amounts are	e calculated fro ty Tax Adminis	trator, pursuan	t to § 39-2-116	6, C.R.S de	nies the petition	on for refu	nd or	
oursuant to § 3 batement of to 9-2-125, C.R.	89-10-114(1), C.F axes in whole or	R.S., or the Propertin part, the Petition ays of the entry of	e calculated from ty Tax Administration and appearance any such deci	om the adjusted strator, pursuan al to the Board of sion, § 39-10-1	t to § 39-2-116 of Assessment 14.5(1), C.R.S	6, C.R.S de t Appeals p	nies the petition	on for refu	nd or	
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15-DPT-AR No. 920-66/15

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 ofreview petitions for abatement of \$10,000 or less per tract, parce	or refund and to settl	e by written m	orize the Assessor	any such petition	for abatement of	or refund in an amount of				
The Assessor and Petitioner					ntn 9 39-1-113(1	5), C.R.S.				
Tax Year		ne values and	i tax abatementi	eiuna oi:						
Actual	 Value Adjustment 	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Тах				
Original										
Corrected										
Abate/Refund										
Tax Year	Value	Adiusted	Assessment	Assessed	NA:II					
Actual	Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax				
Original					-					
Corrected	-	2		-						
Abate/Refund		Walter Const. We		-	-	. 1				
Note: The total tax amount does applicable. Please contact the				ssociated with lat	e and/or delinqu	ent tax payments, if				
Petitioner Signature:					Date:					
Assessor's or Deputy Assess	or's Signature:				Date:					
Section IV: WHEREAS, the County Commi held on (month/day/year)	ssioners of	Must be complete		ot apply) colorado, at a dul	7.0	alled regular meeting				
notice of such meeting and an			een given to the P		Assessor of said	d County and Assessor				
(being presentnot present), advised in relation thereto, NOV and the petition be (approved-	and WHEREAS, the V BE IT RESOLVED approved in part	e said County C D, that the Boar denied) with a	Commissioners hard (agreesdoes n abatement/refur	Name ave carefully cons not agree) with and as follows:	sidered the withi	ation of the Assessor				
Year Assessed Value	Taxes Abate/Re	efund	Year A	ssessed Value	Taxes Aba	ate/Refund				
I,aforementioned county, do here of County Commissioners. IN WITNESS WHEREOF, I have	eby certify that the a	bove and foreg	ficio Clerk of the E going order is truly	Board of County (copied from the	Commissioners					
this day of	Month ,	Year		County C	lerk's or Deputy	County Clerk's Signature				
Note: Abatements greater than \$10,		year, must be su	bmitted in duplicate							
Section V:	Act		roperty Tax Ad							
The action of the Board of C	County Commissio	ners, relative	to this abateme	ent petition, is h	nereby					
☐ Approved ☐ Approved	in part \$		_ Denied fo	r the following	reason(s):					
Secretary's Signature		_	Property	Tax Administrator	s Signature	Date				

Brenda Davis

From:

Assessors

Sent:

Friday, May 30, 2025 2:50 PM

To:

Brenda Davis

Cc: Subject: Felice Entratter; Becky Ann Fischer Fw: Abatement request R0610372 abatement-form-for-two-years.pdf

Attachments:

Douglas County Assessor's Office

Mail: 301 Wilcox, Castle Rock, CO 80134

Email: assessors@douglas.co.us Public Assistance Line: 303-660-7450

Web: douglas.co.us/assessor

From: B <bernd.eac@gmail.com>

Sent: Friday, May 30, 2025 2:06:45 PM
To: Assessors <Assessors@douglas.co.us>
Subject: Abatement request R0610372

Please confirm receipt of this email requesting a tax abatement for my property for the tax years 2023 and 2024.

Thank you

Bernd Lauber R0610372

Transmittal Sheet for Abatement #: 202503341

Abatement #	202503341	Staff Appraiser	RCS			
Tax Year	2024	Review Appraiser	BAF			
Date Received	5/30/2025	Recommendation	Deny			
Petitioner	BERND G LAUBER & MICHELLE C LAUBER	Reason	Data collected from the preceding 24 month study period			
Agent		Reason	supports the current assessment on your property.			
Petitioner's Request	Value Too High					
Petitioner's Requested Value	\$1,341,990	Assessor Final Review Value	\$1,815,936			

The subject is a very good quality custom 2 story home on Canon Ridge Road in Castle Rock. The petitioner is appealing the 2024 valuation and is requesting a value of \$1,341,990. The comparables are all within five miles of the subject. Comparables #1-#3 are closest to the subject. Comparables #1, #2, and #5 are closest in age and were given the most weight. The adjusted comparable sales range from \$1,521,000 to \$2,080,504. The Assessor is required to use valid, arms-length transactions, which occurred during the study period, to determine value for 2023 and 2024, using an appraisal date of June 30, 2022. Petitioner appealed property value in 2023 and the same data was used for this appeal. Based on the adjusted comparable sales, the market analysis indicates no adjustment to the 2024 value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0610372	1112PT	3047	\$467,973	(\$26,575)	\$441,398	6.700%	\$29,570	12.9644%	\$3,833.57
	1212	3047	\$1,119,112	(\$115,429)	\$1,003,683	6.700%	\$67,250	12.9644%	\$8,718.56
	1279	3047	\$228,851	(\$12,996)	\$215,855	6.700%	\$14,460	12.9644%	\$1,874.65
	Account	Total:	\$1,815,936	(\$155,000)	\$1,660,936		\$111,280		\$14,426.78

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0610372	1112PT	3047	\$467,973	(\$26,575)	\$441,398	6.700%	\$29,570	12.9644%	\$3,833.57
	1212	3047	\$1,119,112	(\$115,429)	\$1,003,683	6.700%	\$67,250	12.9644%	\$8,718.56
	1279	3047	\$228,851	(\$12,996)	\$215,855	6.700%	\$14,460	12.9644%	\$1,874.65
	Account	Total:	\$1,815,936	(\$155,000)	\$1,660,936		\$111,280		\$14,426.78

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
R0610372	\$1,815,936	\$111,280	\$14,426.78	\$1,815,936	\$111,280	\$14,426.78	\$0.00
Totals	\$1,815,936	\$111,280	\$14,426.78	\$1,815,936	\$111,280	\$14,426.78	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0610372	SB-001 Residential 55k Exemption	(\$55,000)
R0610372	Senior Exemption	(\$100,000)

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Brent Hovland	Agent: Brent Hovland
Parcel No.:	R0061452	Abatement Number: 202505137 & 202505138
Assessor's Orig	ginal Value: \$875,001	
Hearin	g Date: November 19, 2025	Hearing Time: 10:00 a.m.
1. The Doug	glas County Assessor was represented a	at the hearing by: Andrea Cordova
2. The Petiti	ioner was: a.	
3. Assesse	or's Recommended Value: \$875,001 (No change)
Petition	ner's Requested Value: \$846,000	
		l documents in support of the claim: After a discussion of the bluntarily withdrew the abatement petition for tax years 2023

and 2024.

5.	The As	ssessor pre	sented the following testimony and documents in support of the Assessor's position:
	a. b. c. d.	□valuatio	om sales of comparable properties which sold during the applicable time period; and /or on using the cost approach; and/or tion using the income approach; and/or click here to enter text.
			NDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND OF THE PROPERTY ARE:
Class	sificatio	n:	Residential (single family)
Tota	l Actua	l Value:	\$875,001 (No change)
Reas	ons are	as follows	s: The petitioner voluntarily withdrew the 2023 and 2024 abatement petition at the hearing
IT IS	S THEI	REFORE 1	RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
Reco		. □Approdations her	oved and the value of the subject property is reduced as set forth in the Findings and rein
	b	о. 🗆 Арр	proved in part as set forth in the Findings and Recommendations herein
	c	. 🛮 Der	nied after abatement hearing
	d	l. □ Adn	ninistrative Denial is Granted
REF	EREE:		
ı	M	Nam	Son
s/ Jef Nam	ffrey Han ne	milton	11-19-2025 Date

Abatement Log No. 202505137 & 202505138

262505137-2023 202505138-2024

Petition For Abatement Or Refund Of Taxes

County: Douglas			Da	te Received _			
Section I: Petitioner, plea	se complete Section I	only.		(Use Asse	essor's or Com	missioners' Date S	tamp)
	2025	,.				Ţ	Received
Month Day	Year					1	1000.
Petitioner's Name: Bre	F-1105 A	Lariat	Pr				JUN 0 6 2025
Petitioner's Mailing Address		CO	V	8010	18		Douglas County
City or Tow		State		Zip Co			Assessor's Cities
ROOGI452	MBER(S)	SYOS N.	Conjat		RIPTION OF		8
Petitioner requests an abate property tax year(s) 2023 erroneously or illegally, when necessary.) Approximate Sketched Petitioner's estimate of validation of the beautiful property of period agency must be a The assessed value and repursuant to § 39-10-114(1 abatement of taxes in who 39-2-125, C.R.S., within the property of the property of the second of the secon	and 2021 are incompleted up to erroneous value. In 2021 Value are incompleted to 2021 Value. In the second degree, the stof micknowledge, information is resulting tax amounts a light C.R.S., or the Properties or in part, the Petitic	rect for the followaluation, irregular of the second secon	wing reasons: (Inity in levying, of the levying and the levying and of the levying agent.	Briefly describe erical error or	why the ta everyaluation of (S61) (S61) (S61) (S62) (S	in. Attach add BFIN, and 2024 ints, has been pr howland & rd of County (enties the petit	records have the to reflect correct data. commissioners, ion for refund or
	The second secon	of any such deci-					e provisions of §
Section II:		sessor's Re	sion, § 39-10-1 ecommenda	14.5(1), C.R.S			e provisions of §
Section II:	(Fo	sessor's Re or Assessor's Use	sion, § 39-10-1 ecommenda only)	14.5(1), C.R.S ation	5.		e provisions of §
		sessor's Re	sion, § 39-10-1 ecommenda	14.5(1), C.R.S		Tax	e provisions of §
Tax Year	(Fo	Sessor's Re or Assessor's Use Adjusted Actual	ecommenda Only) Assessment	14.5(1), C.R.S ation	Mill		e provisions of §
Tax YearActual Original	 Value Adjustment	Sessor's Re or Assessor's Use Adjusted Actual	ecommenda Only) Assessment	14.5(1), C.R.S ation	Mill		e provisions of §
Tax YearActual Original	Value Adjustment	Sessor's Re or Assessor's Use Adjusted Actual	ecommenda Only) Assessment	14.5(1), C.R.S ation	Mill		e provisions of §
Tax YearActual Original CorrectedAbate/Refund	Value Adjustment	Sessor's Re or Assessor's Use Adjusted Actual	ecommenda Only) Assessment	14.5(1), C.R.S ation	Mill		e provisions of §
Tax YearActual Original Corrected Abate/Refund Tax Year	Value Adjustment Value	Sessor's Re or Assessor's Use Adjusted Actual	ecommenda Only) Assessment Rate Assessment	14.5(1), C.R.S ation Assessed Value Assessed	Mill Levy	Tax	e provisions of §
Tax YearActual Original Corrected Abate/Refund Tax Year Actual	Value Adjustment Value Adjustment	Sessor's Re Adjusted Actual Adjusted Actual	ecommenda Only) Assessment Rate	14.5(1), C.R.S ation Assessed Value	Mill Levy		e provisions of §
Tax YearActual Original Corrected Abate/Refund Tax Year Actual Original	Value Adjustment Value Adjustment	Sessor's Re Adjusted Actual Adjusted Actual	ecommenda Only) Assessment Rate Assessment Rate	14.5(1), C.R.S ation Assessed Value Assessed	Mill Levy	Tax	e provisions of §
Tax Year	Value Adjustment Value Adjustment Value Adjustment	Sessor's Re Adjusted Actual Adjusted Actual	ecommenda Only) Assessment Rate Assessment Rate	14.5(1), C.R.S ation Assessed Value Assessed	Mill Levy	Tax	e provisions of §
Tax Year	Value Adjustment Value Adjustment	Sessor's Re or Assessor's Use Adjusted Actual Adjusted Actual	ecommenda Only) Assessment Rate Assessment Rate	14.5(1), C.R.S ation Assessed Value Assessed	Mill Levy	Tax	e provisions of §
Tax YearActual Original CorrectedActual Original CorrectedActual Abate/Refund	Value Adjustment Value Adjustment value Adjustment disapproval as out	Adjusted Actual Adjusted Actual	Assessment Rate Assessment Rate	14.5(1), C.R.S ation Assessed Value Assessed Value	Mill Levy Mill Levy	Tax Tax	n objection or
Tax Year	Value Adjustment Value Adjustment onds approval as out t is based upon the grounds been filed and a Notice	Adjusted Actual Adjusted Actual	Assessment Rate Assessment Rate Assessment Rate	Assessed Value Assessed Value ent or refund of illed to the taxpa	Mill Levy Mill Levy f taxes shal	Tax Tax I be made if ar 10-114(1)(a)(I)	n objection or
Tax Year Actual Original Corrected Abate/Refund Tax Year Actual Original Corrected Abate/Refund Tax Year Actual Original Corrected Abate/Refund If the request for abatement protest to such valuation has	Value Adjustment Value Adjustment onds approval as out t is based upon the grouss been filed and a Notice No	Adjusted Actual Adjusted Actual	Assessment Rate Assessment Rate Assessment Rate Assessment Rate tion, no abatemon has been maint was filed, pleas	Assessed Value Assessed Value ent or refund of illed to the taxpa	Mill Levy Mill Levy f taxes shalayer, § 39-	Tax Tax I be made if ar 10-114(1)(a)(l)(a)	n objection or
Tax Year Actual Original Corrected Abate/Refund Tax Year Actual Original Corrected Abate/Refund Assessor recomme If the request for abatement protest to such valuation has tax year: Protest?	Value Adjustment Value Adjustment value Adjustment It is based upon the groups been filed and a Notice No	Adjusted Actual Adjusted Actual Adjusted Actual Adjusted Actual Ilined above. Inde of overvaluate of Determination Yes (If a protes	Assessment Rate Assessment Rate Assessment Rate tition, no abatement has been main that been main that was filed, pleas	Assessed Value Assessed Value ent or refund of illed to the taxpa	Mill Levy Mill Levy f taxes shalayer, § 39-	Tax Tax I be made if ar 10-114(1)(a)(l)(a)	n objection or
Tax Year Actual Original Corrected Abate/Refund Tax Year Actual Original Corrected Abate/Refund I assessor recomme If the request for abatemen protest to such valuation has tax year: Tax year: Protest?	Value Adjustment Value Adjustment value Adjustment It is based upon the groups been filed and a Notice No	Adjusted Actual Adjusted Actual Adjusted Actual Adjusted Actual Ilined above. Index of overvaluate of Determination Yes (If a protes)	Assessment Rate Assessment Rate Assessment Rate tition, no abatement has been main that been main that was filed, pleas	Assessed Value Assessed Value ent or refund of illed to the taxpa	Mill Levy Mill Levy f taxes shalayer, § 39-	Tax Tax I be made if ar 10-114(1)(a)(l)(a)	n objection or

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		of Assessor an			THE REAL PROPERTY OF THE PROPE			
The Commissioners of review petitions for abatement \$ \$10,000 or less per tract, parce	or refund and to sett	e by written m	utual agreement a	any such petition t	for abatement o				
The Assessor and Petitioner	mutually agree to t	he values and	i tax abatement/r	refund of:		50 (1) • • (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)			
Tax Year	- Value	Adjusted	Assessment	Assessed	Mill				
Actual	Adjustment	Actual	Rate	Value	Levy	Tax			
	-								
Corrected				-					
Abate/Refund			-						
Tax Teal	Value	Adjusted	Assessment	Assessed	Mill				
Actual	Adjustment	Actual	Rate	Value	Levy	Tax			
Original									
Abate/Refund			-						
Note: The total tax amount doe applicable. Please contact the				sociated with late	and/or delinqu	ent tax payments, if			
Petitioner Signature:					Date:				
Assessor's or Deputy Assess					Date:				
WHEREAS, the County Comm held on (month/day/year) notice of such meeting and an	issioners of, at wh	Must be complete	ere were present	ot apply) olorado, at a duly the following mer	mbers:	with			
			nt) and Petitioner_						
(being present—not present), advised in relation thereto, NO\ and the petition be (approved-	W BE IT RESOLVED -approved in part), that the Boar denied) with a	rd (agreesdoes n abatement/refur	not agree) with the das follows:	he recommenda	ation of the Assessor			
Year Assessed Value	Taxes Abate/Re	fund	Year A	ssessed Value	Taxes Aba	ite/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	e hereunto set my h	and and affixe	d the seal of said	County					
thisday of	Manth.			C	aukla au Damata t	County Clarkin Street			
Note: Abatements greater than \$10	Month ,000 per schedule, per	Year year, must be su	bmitted in duplicate			County Clerk's Signature review.			
Section V:	Act		roperty Tax Adments greater than \$10,000						
The action of the Board of C	County Commissio	ners, relative	to this abateme	ent petition, is h	ereby				
☐ Approved ☐ Approved	in part \$		_ Denied fo	r the following r	eason(s):				
Secretary's Signature			Property	Tax Administrator's	Signature	Date			



APPRAISAL OF REAL PROPERTY

LOCATED AT:

5405 N Lariat Dr LOT 24 HAPPY CANYON 1 2.29 AM/L Castle Rock, CO 80108

FOR:

New American Funding 14511 Myford Road Ste 100 Tustin, CA 92780

AS OF:

04/13/2022

BY:

Jade Goldfogel 6852 Eagle Pl Highlands Ranch, CO 80130

720-297-5149

Uniform Residential Appraisal Report

File# 1000500162

	The purpose of this summary appraisal repo	ort is to provide the lender/client with an ac-	curate, and adequately supported, opi	nion of the market value	of the subject property.
	Property Address 5405 N Lariat Dr		City Castle Rock	State CO	Zip Code 80108
	Borrower Hoyland, Brent T & Jessica B	B Owner of Public Record	Ross & Linda Tilton	County Doug	las
				, Doug	
	Legal Description LOT 24 HAPPY CAN	NYON 1 2.29 AM/L			
	Assessor's Parcel # 235115002026		Tax Year 2021	R.E. Taxes \$ 2	2,922
	Neighborhood Name Happy Canyon		Map Reference Mapsco	Census Tract C	140 17
5					
SUBJEC	Occupant 🔀 Owner 🗌 Tenant 📗 Vaca	ant Special Assessments \$	0 🔀 PU	D HOA \$ 40 🔀	per year per month
œ	Property Rights Appraised Fee Simple	Leasehold Other (describe)			
25		the state of the s	and hat		
٠,	Assignment Type Purchase Transaction	Refinance Transaction Other (de	SCIDE)		
	Lender/Client New American Funding	Address 145111	Myford Road Ste 100, Tustin, C	A 92780	
		or has it been offered for sale in the twelve months			Yes No
	Report data source(s) used, offering price(s), and	d date(s). DOM 13;MLS#5772113	listed on 03/17/2022 for \$850,0	000 by Christie Black	303-95-0037.
-					
	I X did did not analyze the contract for	sale for the subject purchase transaction. Explain	the results of the analysis of the contract	for sale or why the analysis	was not
	performed. Arms length sale:Contract	t appears to be a normal arms length	transaction Contract is 17 pag	es and was reviewed	by appraiser
	Parisimos Paris forigin daic, Contract	cappears to be a normal arms longer	danadonon. Contract is 17 pag	CO UNIO WUD TOTIONICO	by appliance.
5					
3	Contract Price \$ 858,500 Date of Con	stract 03/30/2022 Is the property seller the	e owner of public record? X Yes	No Data Source(s)	Assessor
CONTRAC					
Š	is there any financial assistance (loan charges, si	ale concessions, gift or downpayment assistance.	etc.) to be paid by any party on benait of	the borrower?	Yes X No
8	If Yes, report the total dollar amount and describe	e the items to be paid. \$0::No Finar	icial assistance was included in	the contract.	
		\$ 011.10 Titles	Total decidation from the money of the		
	Note: Race and the racial composition of the	neighborhood are not appraisal factors			
	Neighborhood Characteristics	One-Unit I	lousing Trends	One-Unit Housing	Present Land Use %
	Location Urban Suburban	Rural Property Values X Increasing	Stable Declining	PRICE AGE	One-Unit 90 %
			- best -		
	Built-Up X Over 75% 25-75%	Under 25% Demand/Supply X Shortage	In Balance Over Supply	\$ (000) (yrs)	2-4 Unit %
ō	Growth Rapid Stable	Slow Marketing Time X Under 3 mt	hs 3-6 mths Over 6 mths	621 Low 5	Multi-Family %
Ō					-
픞	Neighborhood Boundaries Bounded by: 0	Castle Pines Pkwy north; Mesa Rd east; (Crowfoot Valley Rd south; I-25	1,595 High 53	Commercial %
ō	west. The characteristics are primarily sin	ngle family homes similar in design and co	nstruction	1,091 Pred. 28	Other 10 %
甲	Malaka da ad Barada Nasa				
NEIGHBORHOOD	Neighborhood Description The subject is to	ocated in Douglas County in the City of Castle Re	ock in the Happy Canyon subdivision. To	he area is comprised of sing	gle family detached homes
Ш	with average curb appeal. Proximity to schools	and shopping is within 2 miles. Employment cer	iters are found throughout the Denver M	Metro area.	
Z					
		arket values. Other Land uses include parks and			
	Market Conditions (including support for the above	ve conclusions) Market rates are b	elow 5% with various programs	s available. The mark	eting times in the
	area are less than 3 months, MLS m.	arket conditions reports 1 active listin	as 3 pending sales. There wer	e 25 similar sales in t	he prior year
					ne prior year.
_	Average DOM was 6 and current lisit	ting DOM is at 2. See the market con-	ditions report for additional deta	ils	
	Dimensions NoSurvey-SeePlatmap	Area 2,29 ac	Shape Rectangula	r View N	;Res;Woods
					1100,110000
	Specific Zoning Classification ER		Single Family Residential		
	Zoning Compliance X Legal Legal Non	nconforming (Grandfathered Use) No Zonin	g Illegal (describe)		
		s improved (or as proposed per plans and specific		Yes No If No, des	scribe The highest
			additio) the protein ass.	100 1110,000	The nighest
		ne presentuee			
	and best use of subject property is the	ie present use.		V	
			scribe) Off-site Impre	ovements - Type	Public Private
	Utilities Public Other (describe)	Public Other (de	mental and the second	ovements - Type	
TE	Utilities Public Other (describe) Electricity	Public Other (de Water	scribe) Off-site Impr	The state of the s	Public Private
SITE	Utilities Public Other (describe)	Public Other (de	mental and the second	halt	
SITE	Utilities Public Other (describe) Electricity	Public Other (de Water ⊠ □ Sanitary Sewer ⊠ □	Street Asp Alley none	halt e	X
SITE	Utilities		Street Asp Alley none FEMA Map # 08035C0180G	halt e	
SITE	Utilities Public Other (describe) Electricity	Water Wat	Street Asp Alley non- FEMA Map # 08035C0180G o If No, describe	halt e FEMA Map	Date 09/04/2020
SITE	Utilities Public Other (describe) Electricity		Street Asp Alley non- FEMA Map # 08035C0180G o If No, describe	halt e FEMA Map	X
SITE	Utilities Public Other (describe) Electricity C Gas C FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external	Water	Street Asp Alley non- FEMA Map # 08035C0180G o If No, describe al conditions, land uses, etc.)?	halt e FEMA Map	Date 09/04/2020 If Yes, describe
SITE	Utilities Public Other (describe) Electricity	Water Water Other (de Sanitary Sewer W Sanitary Sewer M	Street Asp Alley non- FEMA Map # 08035C0180G o If No, describe al conditions, land uses, etc.)?	halt e FEMA Map	Date 09/04/2020 If Yes, describe
SITE	Utilities Public Other (describe) Electricity C Gas C FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external	Water Water Other (de Sanitary Sewer W Sanitary Sewer M	Street Asp Alley non- FEMA Map # 08035C0180G o If No, describe al conditions, land uses, etc.)?	halt e FEMA Map	Date 09/04/2020 If Yes, describe
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SITE	Utilities Public Other (describe) Electricity	No FEMA Flood Zone X If or the market area? Yes No FEMA Flood Zone X If or the market area? Yes No FEMA Flood Zone X If or the market area? Yes No FEMA Flood Zone X If or the market area? Yes No FEMA Flood Zone X If or the market area? Yes No FEMA Flood Zone X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X X X X X X X X X	Street Asp Alley none FEMA Map # 08035C0180G of Mo, describe al conditions, land uses, etc.)? d on the site. No other adverse Exterior Description material Foundation Walls Concrete/A Exterior Walls Frame/bricl Roof Surface Comp Shin Gutters & Downspouts Metal/Avg Window Type Slider/Avg Storm Sash/insulated No/Thermo Screens Yes/Avg Amenities Woodsto Fireplace(s) # 0 Fence a	halt FEMA Map Yes No environmental or exter Is/condition Interior yg Floors x/Avg Walls gles/Avg Trim/Finish Bath Floor Bath Wainsco Avg Car Storage Driveway ye(s) # 0 Driveway Surlay ye(s) # 0 Driveway Surlay Garage	Date 09/04/2020 If Yes, describe ernal conditions materials/condition Tite/Crpt/Avg Drywall/Wood/Avg Wood/Avg Tite/Avg Tite/Avg None # of Cars 3 face asphalt # of Cars 3
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	Utilities Public Other (describe) Electricity	Nater Sanitary Sewer Sanitary Sewe	Street Asp Alley none FEMA Map # 08035C0180G to If No, describe al conditions, land uses, etc.)? d on the site. No other adverse Exterior Description material Foundation Walls Concrete/A Exterior Walls Frame/brict Roof Surface Comp Shin Gutters & Downspouts Metal/Avg Window Type Slider/Avg Storm Sash/insulated No/Thermo Screens Yes/Avg Amerities Woodsto Fireplace(s) # 0 Fence a Patio/Deck Patio Porch Pool none Other revere	halt FEMA Map FEMA Map Yes No environmental or exterior Is/condition Interior yeg Floors k/Avg Walls Bath Floor Bath Wainsco /Avg Car Storage Xory Vec(s) # 0 Driveway Surfavay Yes No Garage Cy Carport Att.	Date 09/04/2020 If Yes, describe ernal conditions materials/condition Tile/Crpt/Avg Drywall/Wood/Avg Wood/Avg Tile/Avg None # of Cars 3 face asphalt # of Cars 3 # of Cars 0 Det. Built-in
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IMPROVEMENTS	Utilities Public Other (describe) Electricity	Water Sanitary Sewer Sew	Street Asp Alley none Alley none FEMA Map # 08035C0180G to If No, describe al conditions, land uses, etc.)? d on the site. No other adverse Exterior Description material Foundation Walls Concrete/A Exterior Walls Frame/Ibnicl Roof Surface Comp Shin Gutters & Downspouts Metal/Avg Window Type Slider/Avg Storm Sash/Insulated No/Thermo Screens Yes/Avg Amenities Woodsto Fireplace(s) # 0 Fence a Patio/Deck Porch (Pool none Other rave Washer/Dryer Other rave Washer/Dryer Other rave 3.0 Bath(s) 3.0 Bath(s) 2,79	halit FEMA Map Yes No environmental or exterior Is/condition Interior yeg Floors K/Avg Walls Bath Wainsco Avg Car Storage Driveway Surf yes No Garage Cy Carport describe) 6 Square Feet of Gross Line	Date 09/04/2020 If Yes, describe ernal conditions materials/condition Tile/Crpt/Avg Drywall/Wood/Avg Wood/Avg Tile/Avg None # of Cars 3 # of Cars 3 # of Cars 0 Det. Built-in
	Utilities Public Other (describe) Electricity	No FEMA Flood Zone X If or the market area? Yes No FEMA Flood Zone X If or the market area? Yes No FEMA Flood Zone X If or the market area? Yes No FEMA Flood Zone X If or the market area? Yes No FEMA Flood Zone X If or the market area? Yes No FEMA Flood Zone X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X X X X X X X X X	Street Asp Alley none Alley none FEMA Map # 08035C0180G o If No, describe al conditions, land uses, etc.)? d on the site. No other adverse Exterior Description material Foundation Walls Concrete/A Exterior Walls Frame/brick Roof Surface Comp Shin Gutters & Downspouts Metal/Avg Window Type Slider/Avg Storm Sash/Insulated No/Thermo Screens Yes/Avg Amenities Woodsto Fireplace(s) # 0 Fence a X Patio/Deck Patio Porch (Pool none Other (2,79 eling, etc.). C3;Kitche	halit FEMA Map Yes No environmental or exterior is/condition Interior you Floors k/Avg Walls Bath Floor Bath Wainsco /Avg Car Storage Driveway we(s) # 0 Driveway Surfavg Garage Cy Garport describe) 6 Square Feet of Gross Lin n-updated-one to five	Date 09/04/2020 If Yes, describe ernal conditions materials/condition Tite/Crpt/Avg Drywall/Wood/Avg Wood/Avg Tite/Avg I Tite/Avg None # of Cars 3 # of Cars 3 # of Cars 0 Det. Built-in ving Area Above Grade
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	Utilities Public Other (describe) Electricity	Water Sanitary Sewer	Street Asp Alley none FEMA Map # 08035C0180G to If No, describe al conditions, land uses, etc.)? d on the site. No other adverse Exterior Description material Foundation Walls Concrete/A Exterior Walls Frame/bnicl Roof Surface Comp Shin Gutters & Downspouts Metal/Avg Window Type Slider/Avg Storm Sash/Insulated No/Thermo Screens Yes/Avg Amenities Woodsto Fireplace(s) # 0 Fence a Patio/Deck Patio Pool none Other (3.0 Bath(s) 2,79 Sling, etc.). C3;Kitche errage quality with wood veneen to other homes in the area and ristical, functional, safety or exteinterior features.	halit FEMA Map Yes No environmental or exterior Is/condition Interior yeg Floors K/Avg Walls Bath Floor Bath Wainsco Avg Car Storage Driveway Ve(s) # 0 Driveway Surfavg Garage Cv Carport one Att. describe) 6 Square Feet of Gross Lin n-updated-one to five r construction and has d should receive similar ranal inadequacies and	Date 09/04/2020 If Yes, describe ernal conditions materials/condition Tile/Crpt/Avg Drywall/Wood/Avg Wood/Avg Tile/Avg None # of Cars 3 face asphalt # of Cars 3 # of Cars 0 Det. Built-in wing Area Above Grade years s had normal routine ar acceptance in d no significant
	Utilities Public Other (describe) Electricity	No FEMA Flood Zone Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X X Yes X X Yes X X X X X X X X X	Street Asp Alley none FEMA Map # 08035C0180G to If No, describe al conditions, land uses, etc.)? d on the site. No other adverse Exterior Description material Foundation Walls Concrete/A Exterior Walls Frame/brict Roof Surface Comp Shin Gutters & Downspouts Metal/Avg Window Type Slider/Avg Storm Sash/insulated No/Thermo Screens Yes/Avg Amerities Woodsto Fireplace(s) # 0 Fence a Patio/Deck Patio Porth Pool none 0ther review Washer/Dryer 10ther (3.0 Bath(s) 2,79 Sling, etc.). C3;Kitche errage quality with wood veneer to other homes in the area and visical, functional, safety or exterinterior features. uctural integrity of the property?	halit FEMA Map FEMA Map Yes No environmental or exterior Is/condition Interior Yeg Floors Yed Walls Gles/Avg Trim/Finish Bath Floor Bath Wainsco Avg Car Storage Driveway Surfay Surg Garage Cy Carport Occupied Att. describe) 6 Square Feet of Gross Lin n-updated-one to five construction and has d should receive similar Tyes X	Date 09/04/2020 If Yes, describe ernal conditions materials/condition Tile/Crpt/Avg Drywall/Wood/Avg Wood/Avg Tile/Avg R Tile/Avg R Tile/Avg Of Cars 3 dace asphalt # of Cars 3 # of Cars 0 Det Built-in wing Area Above Grade years Is had normal routine ar acceptance in d no significant
	Utilities Public Other (describe) Electricity	Water Sanitary Sewer	Street Asp Alley none FEMA Map # 08035C0180G to If No, describe al conditions, land uses, etc.)? d on the site. No other adverse Exterior Description material Foundation Walls Concrete/A Exterior Walls Frame/brict Roof Surface Comp Shin Gutters & Downspouts Metal/Avg Window Type Slider/Avg Storm Sash/insulated No/Thermo Screens Yes/Avg Amerities Woodsto Fireplace(s) # 0 X Fence a Patio/Deck Patio X Porch (Pool none 0ther review Washer/Dryer 0ther (3.0 Bath(s) 2,79 sling, etc.). C3;Kitche erage quality with wood veneer to other homes in the area and visical, functional, safety or exterinterior features. uctural integrity of the property?	halit FEMA Map FEMA Map Yes No environmental or exterior Is/condition Interior Yeg Floors Yed Walls Gles/Avg Trim/Finish Bath Floor Bath Wainsco Avg Car Storage Driveway Surfay Surg Garage Cy Carport Occupied Att. describe) 6 Square Feet of Gross Lin n-updated-one to five construction and has d should receive similar Tyes X	Date 09/04/2020 If Yes, describe ernal conditions materials/condition Tile/Crpt/Avg Drywall/Wood/Avg Wood/Avg Tile/Avg R Tile/Avg R Tile/Avg Of Cars 3 dace asphalt # of Cars 3 # of Cars 0 Det Built-in wing Area Above Grade years Is had normal routine ar acceptance in d no significant
	Utilities Public Other (describe) Electricity	No FEMA Flood Zone Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X I for the market area? Yes No FEMA Flood Zone X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X Yes X Yes X Yes X X Yes X Yes X Yes X X Yes X X Yes X X X X X X X X X	Street Asp Alley none FEMA Map # 08035C0180G to If No, describe al conditions, land uses, etc.)? d on the site. No other adverse Exterior Description material Foundation Walls Concrete/A Exterior Walls Frame/brict Roof Surface Comp Shin Gutters & Downspouts Metal/Avg Window Type Slider/Avg Storm Sash/insulated No/Thermo Screens Yes/Avg Amerities Woodsto Fireplace(s) # 0 Fence a Patio/Deck Patio Porth Pool none 0ther review Washer/Dryer 10ther (3.0 Bath(s) 2,79 Sling, etc.). C3;Kitche errage quality with wood veneer to other homes in the area and visical, functional, safety or exterinterior features. uctural integrity of the property?	halit FEMA Map FEMA Map Yes No environmental or exterior Is/condition Interior Yeg Floors Yed Walls Gles/Avg Trim/Finish Bath Floor Bath Wainsco Avg Car Storage Driveway Surfay Surg Garage Cy Carport Occupied Att. describe) 6 Square Feet of Gross Lin n-updated-one to five construction and has d should receive similar Tyes X	Date 09/04/2020 If Yes, describe ernal conditions materials/condition Tile/Crpt/Avg Drywall/Wood/Avg Wood/Avg Tile/Avg R Tile/Avg R Tile/Avg Of Cars 3 dace asphalt # of Cars 3 # of Cars 0 Det Built-in wing Area Above Grade years Is had normal routine ar acceptance in d no significant

Uniform Residential Appraisal Report File# 1000500162

There are 1 comparable	le prope	erties ci	urrently	offered	for sa	ale in t	he subject nein	hborho	nod ran	aina in	orice	from \$ 947,500		to !	94	7,500	
PROPERTY AND ADMINISTRATION OF THE PARTY OF												ice from \$ 621,00	0			1,500,0	
FEATURE		SUBJEC		nagra			LE SALE # 1	mone	ils rang			LE SALE # 2	0				
	_	SUBJEC		-												LE SALE	# 3
Address 5405 N Lariat Dr				4936	N Lar	riat Dr			5595	N Lari	iat Dr		527	Windn	nill Rd		
Castle Rock, CO	8010	8		Cast	e Roc	k, CO	80108		Cast	e Rock	k, CO	80108	Cast	le Roo	k, CC	80108	1
Proximity to Subject				0.66	miles	SE			0.24	miles I	NE		0.39	miles	S		
Sale Price	S	85	8,500				\$ 1,365,660					\$ 853,000			2000	S	800,000
Sale Price/Gross Liv. Area	-		_			1,000,000				on ft	000,000		450.0	o coft		800,000	
	9	307.0	5 sq.ft.											456.8			
Data Source(s)					#1856					#9892						DOM 2	
Verification Source(s)		101		CtyR	cds/M	LS/Ex	cterior		CtyR	cds/MI	LS/Ex	terior	CtyR	cds/N	ILS/E	xterior	
VALUE ADJUSTMENTS	DE	SCRIPT	ION	DE	SCRIPTI	ION	+(-) \$ Adjustment		DE	SCRIPTI	ON	+(-) \$ Adjustment	DE	SCRIPT	ION	+(-) \$	Adjustment
Sales or Financing				ArmL	th				ArmL	th			Arml	th			
Concessions				Conv					Conv				Conv				
Date of Sale/Time				_	21;c08	ma				22:c03/	100				104	-	
						121		-		-	122			21;c10	1121	-	
Location	N;Re		-	N;Re	s;				N;Re				N;Re	s;			
Leasehold/Fee Simple	Fee S	Simple	•	Fee :	Simple	9			Fee S	Simple			Fee	Simple	9		
Site	2.29	ac		2.63	ac			0	2.49	ac		0	2.09	ac			0
View	N:Re	s;Woo	ods	N:Re	s;Mtn		-20	0.000	N:Re	s:Woo	ods		N:Ps	trl:			0
Design (Style)					Ranch	,				Ranch		-5,000				_	-5,000
Quality of Construction	-	Trault	ioriai	-	Nanci	-		,000		Kanch	-	-5,000	-	Nanci	1	-	-5,000
***************************************	Q4			Q4				10.22	Q4			2.222	Q4			-	
Actual Age	44			27			-3	3,400				-3,200				-	0
Condition	C3		,	C3					C3				C3				
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths		Total	Bdms.	Baths		
Room Count	8	5	3.0	6	4	3.2	_6	000	8	4	3.1	-2,500	7	4	4.0		-5,000
Gross Living Area			sq.ft.		2,734		-	0		2,522	_	+18,540			1 sq.ft.		+64,800
Basement & Finished	000	-		2542	-		4.0						7			+	
	192817635	f561sf		100000000000000000000000000000000000000	sf1739		0.000		1) // - (VVV 22)	sf1012		-1,450	3/1825701/35				-1,860
Rooms Below Grade	_	or0.1ba			r2.0ba	_				r0.0ba		-6,765	_			-	-3,675
Functional Utility	5 Be	droom	s/wo	4 Be	droom	s/wo	+5	5,000	4 Be	drooms	S	+15,000	4 Be	droom	ns/wo		+5,000
Heating/Cooling	HWB	B/Nor	ne	GFW	/A/non	ne	+1	.500	HWB	B/Non	ne		GFW	/A/CA	C		-3,000
Energy Efficient Items	-	m/Sola		-	mopar			-		mopan	***	+2,000	-	-			+2,000
Garage/Carport	3ga3		Q1	4984		10		-	2ga2	-	ie .				10	_	
	-			-	-		-5	0,000	-	Name of Street, or other Desires.		+5,000	-			-	+5,000
Porch/Patio/Deck		cs/Pati		-	s/Pati	-			_	s/Patio				s/Pat		-	
Finishes/Updates	Kit/B	a/Firs	Vlts	More	Upda	ites	-50	0,000	Kit/B	a/Firs/	VIts		Kit/B	a/Firs	/Vlts		
Net Adjustment (Total)	41.19	NE STA			+ 5	X -	\$ -113	3,800	X	+ [٦.	\$ 21,625	X	+ 1	٦.	s	58,265
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Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 2 of 6

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Uniform Residential Appraisal Report

File# 1000500162

MARKET COMMENTS: Market conditions are good and prices have increase	of aver the cost 12 months. Madestine ti-		
Typical transactions in the area involve either cash, conventional financing or or			S.
Both projected marketing and exposure time is estimated at <30 days.	government insured loans with minimal se	eller or buyer participation.	
APPRAISER COMPETENCY: I have been appraising in the Denver Metro are	a and surrounding arose for 3 years. Los	a familiar and hous dans a	uttinla
appraisals in the subject area Castle Rock. My data sources include multi list s			
line sources and local area Brokers. I have performed no services, as an appro-			
		ne property that is the subje	ect of this
report within the three-year period immediately preceding acceptance of this a	ssignment.		
SUBJECT PROPERTY FEATURES. The subject is a 2 steen home with a way			1-
SUBJECT PROPERTY FEATURES: The subject is a 2 story home with a wo			
deck, privacy fenced back yard, landscaping and a 3 car attached garage. The			
updates include an updated kitchen with standard counters, standard cabinets			
fixtures and vanities, vaulted ceilings. The subject has 1 fireplace. The subject			
laundry room. The site is typical in size for the area. The property is in a un		arger than other surroun	ding
neighborhoods. All of the comparables were chosen from the neighborh	ood and have similar lots.		
Comparable Sale No. 1 is adjusted downward for mountain view, ranch style,			edroom
count, gas forced warm air, no solar, downward for garage count, and more up	dates including kitchen, bathroom, and fl	ooring finishes.	
Comparable Sale No. 2 is adjusted downward for ranch style, age, bathroom	count, upward for gla, downward for base	ement size, basement finish	n, upward
for no walkout and bedroom count, no solar, and garage count.			
Comparable Sale No. 3 is adjusted downward for ranch style, bathroom coun	t, upward for gla, downward for basemen	t size, basement finish, upv	ward for
bedroom count, no walkout, downward for a/c, upward for no solar panels, and	garage count.		
			The second secon
Comparable Sale No. 4 is a home under contract. No adjustment made for s	ales/list price % which is currently 105.00	%. Adjusted downward for	ranch
style, upward for bathroom count, gla, downward for basement size, basemen	finish, upward for bedroom count, down	ward for a/c, upward for no	solar
panels,and garage count.			
Comparable Sale No. 5 is a home under contract. No adjustment made for s	ales/list price % which is currently 105.00	0%. Adjusted downward fo	r
mountain view, ranch style, age, upward for bathroom count, gla, downward for			
a/c, upward for no solar, and downward for more updates including kitchen, ba			
The subject has a solar system that is owned. An adjustment was made	across the board as none of the comp	arables had solar.	
Th subject is a 2 story while all of the comps are ranches. There were no			e The
lot size in the neighborhood was more important than the style so none	-		. 1110
not size in the neighborhood was more important than the style so none	or the comps outside or the neighborn	ood were used.	
This word is not a house in continue The Association of the desired and the state of the state o		-1-1	
This report is not a home inspection. The Appraiser only performed a visual in		raisal cannot be relied upor	n to
This report is not a home inspection. The Appraiser only performed a visual in disclose conditions or defects in the property. Detection of defects would be an		raisal cannot be relied upor	n to
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disclose conditions or defects in the property. Detection of defects would be an COST APPROACH TO VALUE	n integral part of a home inspection. (not required by Fannie Mae)	raisal cannot be relied upor	n to
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended user, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. | accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions. statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER . M 111 J	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Jade Geldfogel	Name
Company Name	Company Name
Company Address 6852 Eagle PI	Company Address
Highlands Ranch, CO 80130	174.40 (Ballines) Ballines(B)
Telephone Number 720-297-5149	Telephone Number
Email Address jgoldfogel@gmail.com	Email Address
Date of Signature and Report 04/15/2022	Date of Signature
Effective Date of Appraisal 04/13/2022	State Certification #
State Certification #	or State License #
or State License # AL200002070	State
or Other (describe) State #	Expiration Date of Certification or License
State CO	
Expiration Date of Certification or License 12/31/2022	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect subject property
5405 N Lariat Dr	 Did inspect exterior of subject property from street
Castle Rock, CO 80108	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 875,000	☐ Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name United States Appraisals	COMPARABLE SALES
Company Name New American Funding	CUMPARABLE SALES
Company Address 14511 Myford Road Ste 100, Tustin, CA 92780	Did not inspect exterior of comparable sales from street
	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

Uniform Residential Appraisal Report File# 1000500162 **FEATURE** COMPARABLE SALE # 4 COMPARABLE SALE # 5 SUBJECT COMPARABLE SALE # 6 Address 5405 N Lariat Dr 4814 N Lariat Dr 5585 N Mesa Dr Castle Rock, CO 80108 Castle Rock, CO 80108 Castle Rock, CO 80108 Proximity to Subject 0.74 miles S 0.60 miles NE Sale Price 858,500 850,000 1,595,000 Sale Price/Gross Liv. Area 307.05 sq.ft. \$ 456.01 sq.ft. 680.17 sq.ft. sq.ft. Data Source(s) MLS#186623;DOM 11 MLS#2808064;DOM 2 Verification Source(s) CtyRcds/MLS/Exterior CtyRcds/MLS/Exterior VALUE ADJUSTMENTS DESCRIPTION +(-) \$ Adjustment DESCRIPTION DESCRIPTION +(-) \$ Adjustment DESCRIPTION +(-) \$ Adjustment Sales or Financing Listing Listing Concessions All types;0 All types;0 Date of Sale/Time c03/22 c03/22 Location N;Res; N;Res; N;Res; Leasehold/Fee Simple Fee Simple Fee simple Fee Simple Site 2.29 ac 2.11 ac 0 2.1 ac View N;Res;Woods N;Res;Woods B;Mtn;Woods -20,000 Design (Style) DT2;Traditional DT1;Ranch -5,000 DT1;Ranch -5,000 Quality of Construction Q4 Q4 Actual Age 44 52 0 28 -3,200Condition C3 C3 СЗ Above Grade Total Bdrms. Baths Total Bdrms. Baths Total Bdrms. Baths Total Bdrms. Baths Room Count 8 5 3.0 5 3 2.0 +5,000 8 2 1.1 +7,500 Gross Living Area 2,796 sq.ft. 1.864 sq.ft. +58,020 2,345 sq.ft. +29,160 Basement & Finished 890sf561sfwo 1656sf1236sfwo -7,660 2345sf2110sfwo -14.550 Rooms Below Grade 1rr0br0.1ba1o 1rr1br1.0ba0o -10,125 1rr3br2.0ba2o -23,235 Functional Utility 5 Bedrooms/wo 3 Bedroom/wo +10,000 2 Bedrooms/wo +15,000 Heating/Cooling HWBB/None GFWA/CAC -3,000 GFWA/CAC -3,000Energy Efficient Items Therm/Solar Thermopane +2,000 Thermopane +2,000 Garage/Carport 3ga3dw 2ga2dw +5,000 3ga3dw Porch/Patio/Deck Decks/Patios Decks/Patios Decks/Patios Finishes/Updates Kit/Ba/Flrs/Vlts Kit/Ba/Firs/Vits -50,000 More Updates Owned None Net Adjustment (Total) **X** + 54,235 + \mathbf{X} -65,325 + Adjusted Sale Price Net Adi. Net Adi 64% 41% Net Adi of Comparables 904,235 Gross Adj. ,529,675 Gross Adi Gross Adi 12.4 % \$ 10.8 % \$ Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3) SUBJECT COMPARABLE SALE # 4 COMPARABLE SALE # 5 COMPARABLE SALE # 6 Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) MLS/County Records MLS/County Records MLS/County Records Effective Date of Data Source(s) 04/13/2022 04/13/2022 04/13/2022 Analysis of prior sale or transfer history of the subject property and comparable sales See Above and Page 2 Analysis/Comments

Serial# 24EE3B13 esign.alamode.com

USPAP ADDENDUM

File No. 1000500162

orrower	Hovland, Brent T & Je	essica B			100000102
roperty Address	5405 N Lariat Dr				
lity	Castle Rock	County [Douglas	State CO	Zip Code 80108
ender	New American Fundir	ng			
This report		following LICDAD House House			
This report	was prepared under the	following USPAP reporting option:			,
★ Apprais	al Report	This report was prepared in accord	dance with USPAP Standards Rule 2-2	2(a).	,
	ted Appraisal Report	This raport was prapared in accord	lance with UCBAR Standards Rule 2 (2(b)	
nesuic	leu Appraisai neport	mis report was prepared in accord	dance with USPAP Standards Rule 2-2	2(0).	,
1					
1					1
	e Exposure Time				
My opinion	of a reasonable exposure tin	ne for the subject property at the market	value stated in this report is:	less than	30 days
1					
1					
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l					
	50 (May 100)				
dio minima de la constitución	Certifications				_
I certify that,	to the best of my knowledg	ge and belief:			
☑ I have N	IOT performed services as	an appraiser or in any other capacity, re	garding the property that is the subject	ct of this report	within the
_		eding acceptance of this assignment.	garding the property that is the studyet	ccor uno report	Widiai dio
unco-ye	sai poriou il illinodiatory proc	soung acceptance of this assignment.			
☐ I HAVE	performed services, as an a	ppraiser or in another capacity, regarding	ng the property that is the subject of the	his report within	the three-year
		ptance of this assignment. Those service			
	ents of fact contained in this r				
		clusions are limited only by the reported as	sumptions and limiting conditions and ar	re mu nersonal i	mnartial and unhiased
Contract to the Contract of th	analyses, opinions, and conclu	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	sumptions and inmining conditions and a	e my personal, il	ripartial, and unbiased
The second second			that is the subject of this mond and as a	annand interest	with manned to the angles
and the state of t	rwise indicated, I have no pre-	sent or prospective interest in the property t	nat is the subject of this report and no p	personal interest i	with respect to the parties
involved.					
The state of the s		y that is the subject of this report or the par	communication of the second control of the s		
3777	and the second s	not contingent upon developing or reporting			
		ignment is not contingent upon the develop			
the client, the	amount of the value opinion,	the attainment of a stipulated result, or the o	occurrence of a subsequent event directly	related to the int	ended use of this appraisal.
		were developed, and this report has been pr	epared, in conformity with the Uniform S	Standards of Profe	essional Appraisal Practice that
were in effect	t at the time this report was pre	pared.			
- Unless othe	rwise indicated, I have made	a personal inspection of the property that is	the subject of this report.		
- Unless other	rwise indicated, no one provid	led significant real property appraisal assist	ance to the person(s) signing this certific	cation (if there are	exceptions, the name of each
individual pro	viding significant real property	appraisal assistance is stated elsewhere in	this report).		
Additional	Comments				
Additional	Comments				
1					
1					
1					
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APPRAISE	t:	I	SUPERVISORY APPRAISE	FR: (only if .	(beriuper
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	1.16.16	ldforeld			
Signature:	/ April Go		Signature:		
Name: Jade	Goldfodel		Name:		
Date Signed:			Date Signed:		
State Certification			State Certification #:		
	#: AL200002070		or State License #:		
State: CO	of Cartiflaction as License	10/04/0000	State:		
	· -	12/31/2022	Expiration Date of Certification or Lic		
Effective Date of	Appraisal: 04/13/2022		Supervisory Appraiser Inspection of		torior
			Did Not Exterior-only 1	from Street 4	terior

File No. 1000500162

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeen).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
С	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
е	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
0	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTm	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Reio	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
S	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
wo wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	
Wtr		Location
	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

Market Conditions Addendum to the Appraisal Report File No. 1000500162 The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009. Property Address 5405 N Lariat Dr City Castle Rock State CO ZIP Code 80108 Borrower Hovland, Brent T & Jessica B instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc. Prior 7–12 Months Prior 4-6 Months Inventory Analysis Current - 3 Months Overall Trend Increasing Stable
Increasing Stable
Declining Stable
Declining Stable Total # of Comparable Sales (Settled) 19 Declining Absorption Rate (Total Sales/Months) 3.17 1.00 1.00 Declining Total # of Comparable Active Listings Unavailable * Unavailable * Increasing Months of Housing Supply (Total Listings/Ab.Rate) Unavailable * Unavailable ' Increasing 1.0 Median Sale & List Price, DOM, Sale/List % Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Increasing X Stable
Declining X Stable
Increasing X Stable
Declining X Stable
Increasing X Stable
Increasing X Stable
Declining X Stable
Declining X Stable Median Comparable Sale Price Declining \$1,070,000 \$1,365,000 \$930,000 Median Comparable Sales Days on Market Increasing 4 Median Comparable List Price Declining \$0 \$0 \$947,500 Median Comparable Listings Days on Market Unavailable * Unavailable * Increasing Median Sale Price as % of List Price 101.90% 103.33% Declining 105.00% Seller-(developer, builder, etc.)paid financial assistance prevalent? X No ☐ Yes Increasing Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo Seller concessions on the average are less than 3% in the subject market area. Price reductions are most common. Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties). MLS. CMA data for all similarly sized homes within one mile Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Prices have increased over the past 12 months, DOM is stable, sale/list% is stable. Currently a low supply of unsold homes available in the area. Bank owned homes are not a factor in this market at this time Local MLS search options do not allow indications of comparable listing histories except for whatever homes are currently available regardless of the date they were listed. Total listings available appear in the 3 month section. Current listing history, however, provides an accurate reflection of present supply and demand. If the subject is a unit in a condominium or cooperative project, complete the following: Project Name Subject Project Data Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable Declining Absorption Rate (Total Sales/Months) Increasing Stable Declining Total # of Active Comparable Listings Declining Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Declining Stable Increasing Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales or foreclosed properties. Summarize the above trends and address the impact on the subject unit and project.

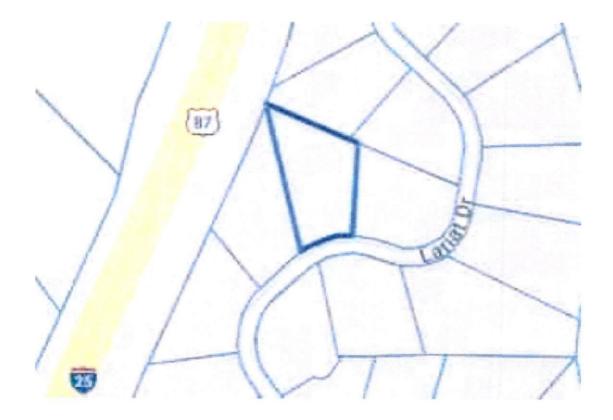
Signature Signature Appraiser Name Supervisory Appraiser Name Company Name Company Name Company Address 6852 Eagle Pl, Highlands Ranch, CO 80130 Company Address State License/Certification # AL200002070 State License/Certification # State CO State mail Address Email Address igoldfogel@gmail.com Freddie Mac Form 71 March 2009 Fannie Mar March 2009

Page 1 of 1

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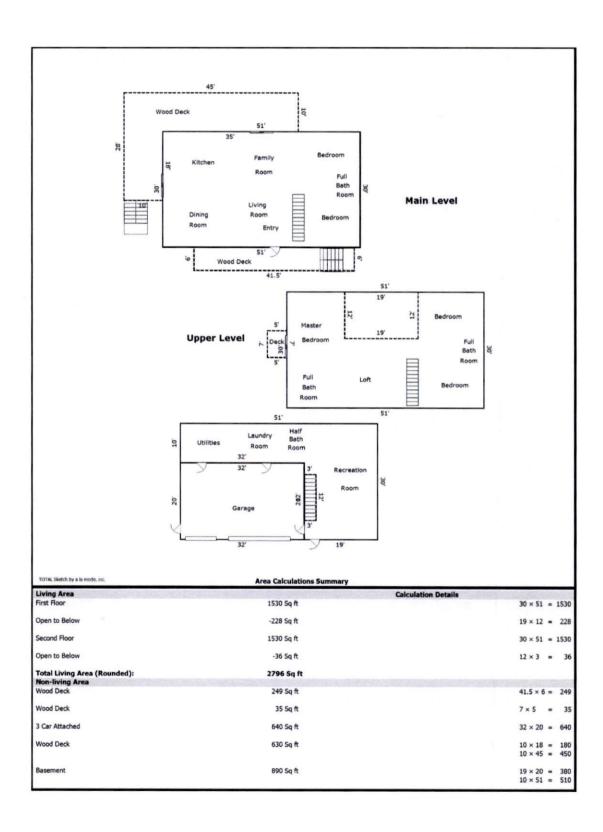
Plat Map

Borrower/Client	Hovland, Brent T & Jessica B							
Property Address	5405 N Lariat Dr							
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108	
Lender	New American Funding							



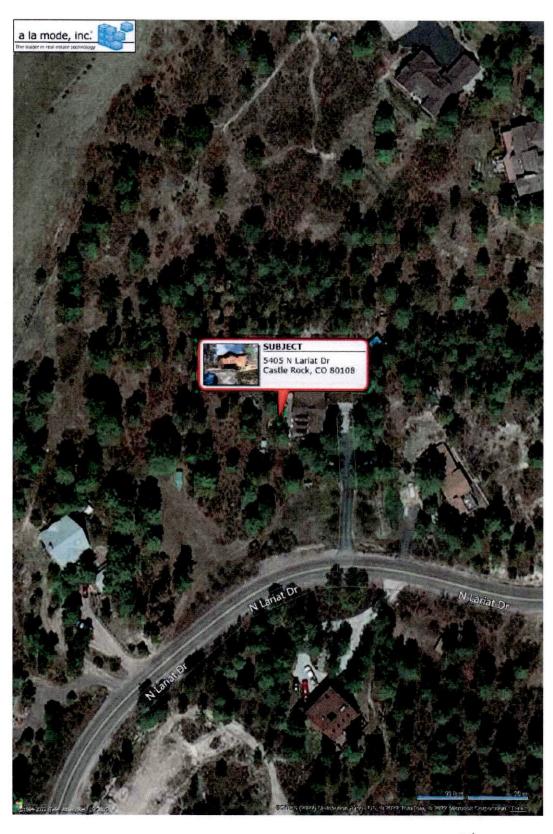
Building Sketch

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding						



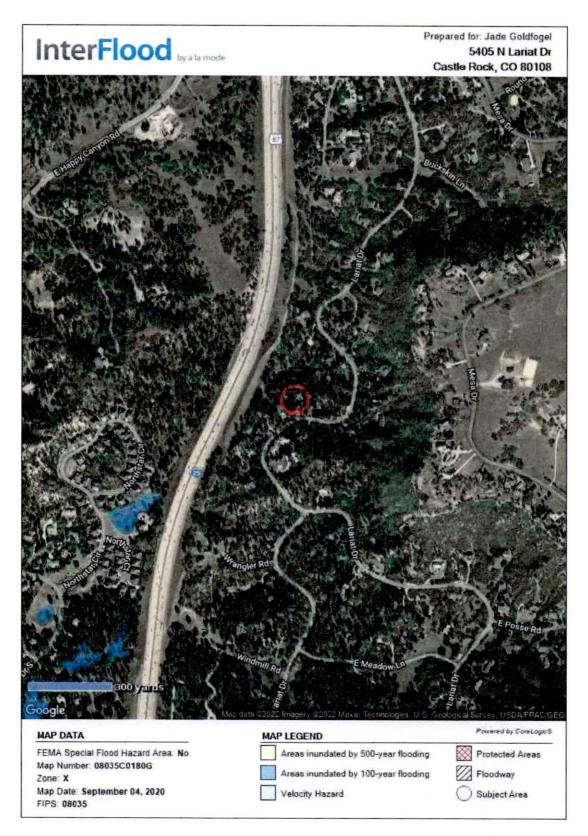
Location Map

Borrower/Client	Hovland, Brent T & Jessica B	1010000						
Property Address	5405 N Lariat Dr							
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108	
Lender	New American Funding	0.0100						



Flood Map

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding		1000-00-00-00-00-00-00-00-00-00-00-00-00				



Subject Photo Page

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding						



Subject Front

5405 N Lariat Dr

 Sales Price
 858,500

 Gross Living Area
 2,796

 Total Rooms
 8

 Total Bedrooms
 5

 Total Bathrooms
 3.0

 Location
 N;Res;

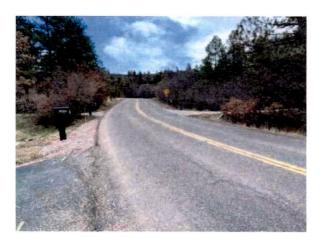
 View
 N;Res;Woods

 Site
 2.29 ac

Quality Q4 Age 44



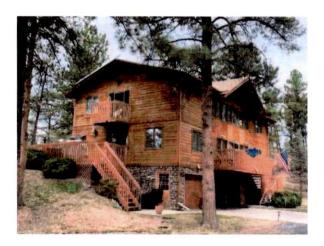
Subject Rear



Subject Street

Subject Photo Page

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding						



Subject Front

5405 N Lariat Dr

Sales Price 858,500 Gross Living Area 2,796 Total Rooms Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; N;Res;Woods View Site 2.29 ac Quality Q4 Age 44



Subject Rear



Subject Street



Subject Photo Page

Borrower/Client	Hovland, Brent T & Jessica B							
Property Address	5405 N Lariat Dr							
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108	
Lender	New American Funding							



Subject Front

5405 N Lariat Dr Sales Price 858,500 Gross Living Area 2,796 Total Rooms Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; N;Res;Woods View Site 2.29 ac Quality Q4 Age 44



Subject Rear



Garage



Borrower/Client	Hovland, Brent T & Jessica B	A STATE OF THE STA					
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding						



Kitchen

5405 N Lariat Dr Sales Price 858,500 Gross Living Area 2,796 Total Rooms Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; View N;Res;Woods Site 2.29 ac Quality Q4 44 Age



Kitchen



Master Bedroom

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding						



Master Bedroom

5405 N Lariat Dr

Sales Price 858,500 Gross Living Area 2,796 Total Rooms Total Bedrooms Total Bathrooms 3.0 N;Res; N;Res;Woods Location View Site 2.29 ac Quality Q4 44 Age



Master Bathroom



Master Bathroom

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding						



Family Room

5405 N Lariat Dr Sales Price 858,500 Gross Living Area 2,796 Total Rooms Total Bedrooms Total Bathrooms 3.0 Location N;Res; View N;Res;Woods 2.29 ac Site Quality Q4 Age



Living Room



Dining Room



Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	co	Zip Code	80108
Lender	New American Funding						



Loft

5405 N Lariat Dr Sales Price 858,500 Gross Living Area 2,796 Total Rooms Total Bedrooms Total Bathrooms 3.0 Location N;Res; View N;Res;Woods Site 2.29 ac Quality Q4 Age 44



Bedroom



Bedroom



Borrower/Client	Hovland, Brent T & Jessica B					2000	
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	co	Zip Code	80108
Lender	New American Funding			e de la companya del companya de la companya del companya de la co			



Full Bathroom

5405 N Lariat Dr Sales Price 858,500 Gross Living Area 2,796 Total Rooms Total Bedrooms Total Bathrooms 3.0 Location N;Res; View N;Res;Woods Site 2.29 ac Quality Q4 Age



Bedroom



Bedroom



Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding						



Full Bathroom (pic 1 of 2)

5405 N Lariat Dr

Sales Price 858,500 Gross Living Area 2,796 Total Rooms Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; N;Res;Woods View Site 2.29 ac Quality Q4 44 Age



Full Bathroom (pic 2 of 2)



Basement Recreation Room

Borrower/Client	Hovland, Brent T & Jessica B							
Property Address	5405 N Lariat Dr							
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108	
Lender	New American Funding							



Basement Half Bathroom

5405 N Lariat Dr

Sales Price 858,500 Gross Living Area 2,796 Total Rooms Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; N;Res;Woods View Site 2.29 ac Quality Q4 44 Age



Laundry Room



Utilities

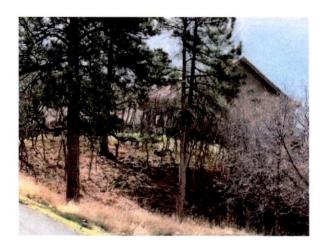
Comparable Sales Map

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr	III AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA					
City	Castle Rock	County	Douglas	State	co	Zip Code	80108
Lender	New American Funding			7/17/20/20 TO THE RESERVE OF THE RES			



Comparable Photos 1-3

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding						



Comparable 1

4936 N Lariat Dr

Prox. to Subject 0.66 miles SE Sale Price 1,365,660 Gross Living Area 2,734 Total Rooms Total Bedrooms Total Bathrooms 3.2 Location N;Res; N;Res;Mtn View Site 2.63 ac Quality Q4 27 Age



Comparable 2

5595 N Lariat Dr

0.24 miles NE Prox. to Subject Sale Price 853,000 Gross Living Area 2,522 Total Rooms Total Bedrooms Total Bathrooms 3.1 N;Res; Location View N;Res;Woods Site 2.49 ac Quality Q4 Age 28



Comparable 3

527 Windmill Rd

Prox. to Subject 0.39 miles S Sale Price 800,000 Gross Living Area 1,751 Total Rooms Total Bedrooms Total Bathrooms 4.0 Location N;Res; View N;Pstrl; Site 2.09 ac Quality Q4 36 Age

Comparable Photos 4-6

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	co	Zip Code	80108
Lender	New American Funding						



Comparable 4

4814 N Lariat Dr

Prox. to Subject 0.74 miles S Sale Price 850,000 Gross Living Area 1,864

Total Rooms
Total Bedrooms
Total Bathrooms

Total Bathrooms 2.0 Location N;Res;

 View
 N;Res;Woods

 Site
 2.11 ac

 Quality
 Q4

 Age
 52



Comparable 5

5585 N Mesa Dr

Prox. to Subject Sale Price 0.60 miles NE 1,595,000

Gross Living Area

2,345

Total Rooms Total Bedrooms 8

Total Bathrooms

1.1

Location

N;Res; B;Mtn;Woods

View Site

2.1 ac

Quality Age Q4 28

Comparable 6

Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

Appraisal License

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	co	Zip Code	80108
Lender	New American Funding						



1560 Broadway, Suite 925 Deriver, CO 80202-5111

Dear Jade Brandy Goldfogel

Congratulations! Below are your electronic wallet cards and a larger wall ticense to use as proof of your licensure. You may also print your license any time through your Online E-Services account by visiting our homepage at dora.colorado.gov/dre and selecting "Online E-Services" from our "Quick Links".

If you have any questions about your credential, or if you require any additional assistance, please contact our Customer Support Team at (303) 894-2166 or by email at dora_realestate_website@state.co.us.

State of Cotorado

Department of Regulatory Agencies
Division of Real Estate

Board of Roal Estate Appraisers

License #: AL200002070

Status: Army Expires: 12/31/2022

For the most up to date information regarding this crederitial, visit http://dora.colorado.gov/dre

Colorado Department di Regulatory Agencies
Division of Real Estate
auto biante disambilità
Literate Number
AL 200002070
License Number
150ar Bata
Active
150ar Bata
License Status
Verify this license at http://dora.colorado.gov/dre

1560 Broadway, Salta 925 Dermer, CO 80202-5111 F 303 894.2166 F 303 894.2681 revenedora colorado govintre



E & O Insurance

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding						



CERTIFICATE OF REAL ESTATE LICENSEE ERRORS AND OMISSIONS INSURANCE Insurance Company: Continental Casualty Company, a CNA insurance company (Continental) Producer: Rice Insurance Services Center (RISC), A Division of AssuredPartnersNL, LLC 4211 Norbourne Boulevard, Louisville, Kentucky 40207-4048 Phone: (800) 637-7319 Fax: (502) 897-7174

Jade Goldfogel 6852 Eagle PI Littleton, CO 80130

THIS CERTIFICATE OF INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER OTHER THAN THOSE SET FORTH IN THE POLICY AND ANY ENDORSEMENTS ISSUED TO THE LICENSEE. THIS CERTIFICATE DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE INSURANCE POLICY REFERENCED

This is to certify that the following Licensee is insured, as stated below, through the group errors and omissions insurance policy issued to the Colorado Real Estate Commission:

Insured: Jade Goldfogel
Real Estate License Number: CO : 40028904– II

(if applicable)

Policy Number:

22 EO 0019CO

Individual Policy Period: 01/01/2022 to 01/01/2023 *

Limits of Liability:

\$100,000 per claim / \$300,000 aggregate**

Deductibles:

Damage Deductible: \$1,000 Claim Expenses Deductible: \$0

This policy is a claims-made-and-reported policy. It only applies to Claims that are made and reported during the individual Policy Period or any applicable Extended Reporting Period. To protect the Insured's interest and preserve any available coverage, it is essential to report claims timely in accordance with the policy provisions.

You may obtain a copy of the group policy online at www.risceo.com. You may also obtain copies of the group policy and any optional endorsements purchased by calling us at (800) 637-7319, ext 1.

Authorized Representative

01/03/2022

Date Generated

Brenda Davis

From:

Becky Ann Fischer

Sent:

Friday, June 6, 2025 3:25 PM

To:

Brenda Davis

Subject:

FW: Petition for Abatement or Refund of Taxes

Attachments:

Abatement of Tax Refund_2025.pdf; Home

Appraisal-1000500162-5405NorthLariatDrive.pdf.PDF

Brenda,

I will confirm receipt to the Petitioner.

Becky Fischer

Residential Appraisal Supervisor 303.814.4376



From: Brent Hovland brent.hovland@gmail.com

Sent: Friday, June 6, 2025 2:55 PM

To: Becky Ann Fischer

Subject: Petition for Abatement or Refund of Taxes

Hello Ms. Fischer,

Please find the attached copy of my petition. I have also attached the original appraisal from when we purchased the home in 2022.

Can you confirm receipt of both the petition and appraisal? I appreciate it!

Thank you,

Brent Hovland

Mobile: (312) 479-2769

Transmittal Sheet for Abatement #: 202505137

Abatement #	202505137	Staff Appraiser	ARC				
Tax Year	2023	Review Appraiser	BAF				
Date Received	6/6/2025	Recommendation	Deny				
Petitioner	BRENT T HOVLAND & JESSICA B HOVLAND	Reason	Data collected from the preceding 24 month study period				
Agent		Reason	supports the current assessment on your property.				
Petitioner's Request	Incorrect Data						
Petitioner's Requested Value	\$846,000	Assessor Final Review Value	\$875,001				

The subject is a 2 story, good quality home, located on Lariat Dr in Happy Canyon. The Petitioner is requesting a value of \$846,000 for tax years 2023 and 2024 stating the basement square footage is incorrect. The Petitioner already appealed the 2023 value in May 2023. The appeal from 2023 was worked using the correct basement square footage so the value determined at that time is correct. The basement square footage was incorrect only in 2025 and was corrected after being appealed. The market analysis indicates no change to the 2023 value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0061452	1112	3485	\$345,140	\$0	\$345,140	6.700%	\$23,120	8.4075%	\$1,943.81
	1212	3485	\$529,861	(\$55,000)	\$474,861	6.700%	\$31,820	8.4075%	\$2,675.27
	Account	Total:	\$875,001	(\$55,000)	\$820,001		\$54,940		\$4,619.08

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0061452	1112	3485	\$345,140	\$0	\$345,140	6.700%	\$23,120	8.4075%	\$1,943.81
	1212	3485	\$529,861	(\$55,000)	\$474,861	6.700%	\$31,820	8.4075%	\$2,675.27
	Account	Total:	\$875,001	(\$55,000)	\$820,001		\$54,940		\$4,619.08

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
R0061452	\$875,001	\$54,940	\$4,619.08	\$875,001	\$54,940	\$4,619.08	\$0.00
Totals	\$875,001	\$54,940	\$4,619.08	\$875,001	\$54,940	\$4,619.08	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0061452	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
R0061452	\$4,619.08	\$4,619.08	\$0.00	\$202.12	\$202.12	\$0.00	\$0.00
Totals	\$4,619.08	\$4,619.08	\$0.00	\$202.12	\$202.12	\$0.00	\$0.00

Transmittal Sheet for Abatement #: 202505138

Abatement #	202505138	Staff Appraiser	ARC		
Tax Year	2024	Review Appraiser	BAF		
Date Received	6/6/2025	Recommendation	Deny		
Petitioner	BRENT T HOVLAND & JESSICA B HOVLAND	Reason	A review of the market value of land in your neighborhood		
Agent		Reason	indicates your land assessment is correct.		
Petitioner's Request	Incorrect Data				
Petitioner's Requested Value	\$846,000	Assessor Final Review Value	\$875,000		

The subject is a 2 story, good quality home, located on Lariat Dr in Happy Canyon. The Petitioner is requesting a value of \$846,000 for tax years 2023 and 2024 stating the basement square footage is incorrect. The basement square footage is correct for the 2024 tax year. It was incorrect only in 2025 and was corrected after being appealed. A remodel permit also was completed January 5th, 2023, adding value to the property for tax year 2024 even though the property value did not change from tax year 2023 to 2024 for the Assessor's Office. The market analysis indicates no change to the 2024 value.

Original Values

Account #	Abstract Code	Tax District		*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0061452	1112	3485	\$345,140	\$0	\$345,140	6.700%	\$23,120	8.3148%	\$1,922.38
	1212	3485	\$529,860	(\$55,000)	\$474,860	6.700%	\$31,820	8.3148%	\$2,645.77
	Account	Total:	\$875,000	(\$55,000)	\$820,000		\$54,940		\$4,568.15

Final Values

Account #	Abstract Code	Tax District		*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0061452	1112	3485	\$345,140	\$0	\$345,140	6.700%	\$23,120	8.3148%	\$1,922.38
	1212	3485	\$529,860	(\$55,000)	\$474,860	6.700%	\$31,820	8.3148%	\$2,645.77
	Account	Total:	\$875,000	(\$55,000)	\$820,000		\$54,940		\$4,568.15

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
R0061452	\$875,000	\$54,940	\$4,568.15	\$875,000	\$54,940	\$4,568.15	\$0.00
Totals	\$875,000	\$54,940	\$4,568.15	\$875,000	\$54,940	\$4,568.15	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0061452	SB-001 Residential 55k Exemption	(\$55,000)

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petit	ioner:	Todd & Laura Hopkins	Agent: Todd & Laura Hopkins
Parc	el No.:	R0494037	Abatement Number: 202500280
Asse	essor's Ori	ginal Value: \$2,200,190 (2024)	
	Hearin	ng Date: November 19, 2025	Hearing Time: 10:30 a.m.
1.	The Dou	glas County Assessor was represented a	at the hearing by : Andrea Cordova
2.	The Petit	ioner was: a. present b. not present c. present/represented by Clic d. not present/represented by Clic	
3.	Assess	or's Recommended Value: \$2,100,000	
	Petitio	ner's Requested Value: \$1,900,000	
4.	Petitione	r presented the following testimony and	documents in support of the claim: The petitioner reported

purchasing the property in May 2024 for \$1,900,000. An appraisal conducted on May 7, 2024 estimated the

nearly as much value increase as their home experienced between the 2021-2022 and 2023-2024 tax years.

property's value at \$1,967,000. The petitioner expressed concern that the assessor's sales comparables did not reflect

- 5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 - a. \(\simega\) data from sales of comparable properties which sold during the applicable time period; and /or
 - b. Uvaluation using the cost approach; and/or
 - c. \Box a valuation using the income approach; and/or
 - d. \square other The subject property sold in the base period (2/25/2021) for \$1,735,000 and was time adjusted to \$2,223,320. The assessor recommended a reduction to \$2,100,000 which fell in the middle of the range of adjusted sales.

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

Classification: Residential

Total Actual Value: \$2,100,000

Reasons are as follows: The assessor's chosen sales comparables—including the sale of the subject property during the base period—serve as the most reliable indicators of market value. These comparables directly support the assessor's recommended valuation of \$2,100,000 for the subject property. Considerations Regarding Property Status and Value Change: It is important to recognize that the subject property was classified as vacant land in 2021. By 2022, it had become a newly constructed home, though it may not have reached 100% completion during that assessment year. Therefore, any analysis comparing the increase in value from 2022, when the home was only partially completed, to 2023 and 2024, when the home was fully finished, could lead to an inflated percentage increase. The comparison should account for the completion status to ensure an accurate reflection of market value increases.

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. \boxtimes 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

11-19-2025

Date

HD

PETITION FOR ABATEMENT OR REFUND OF TAXES

DCASSESSOR MAY 06 2025 RCD

County: Douglas			eceived				
•			sessor's or Com				
Section I: Petitioner, please comple	te Section I only.	202500	280	-20	24		
Date: 4 2025 Month Day Year							
Month Day Year							
Petitioner's Name: Todd	, /-	Hast.	5.				
Petitioner's Mailing Address: 29							
Franktown			801	14			
City or Town	Stat	9	Zip Cod	е			
SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADD	RESS OR LEGAL DE	SCRIPTION (F PROPER	RTY		
Lot 22		11/2.10		COLUMN TO STATE OF THE PARTY OF			
		dden Den					
R0494037		town (116			
NO IIIOSI	Frank	0000	00	114			
Petitioner requests an abatement or re above property for the property tax yes the taxes have been levied erroneousl clerical error, or overvaluation. Attach	ar <u>2029</u> are y or illegally, whethe	incorrect for the follor r due to erroneous v	owing reasor	s: (Briefly	describe why		
Petitioner's estimate of value:	\$ /, 900 Value	<u>rec (2024)</u> Year					
I declare, under penalty of perjury in the or statements, has been prepared or e true, correct, and complete.							
Talk	Da	ytime Phone Numbe	or (303)	587.	8986		
Petitioner's Signature							
	Em	ail the hop	Kins	40	ne.com		
Ву	Da	ytime Phone Numbe	er ()				
Agent's Signature*			10 to				
Printed Name: Todd Hopk	Erros Em	ail the bo	atins	40	ne con		
					71		
*1 -44							
*Letter of agency must be attached when per	ution is submitted by ar	agent.					
If the Board of County Commissioners, pursuan denies the petition for refund or abatement of ta to the provisions of § 39-2-125, C.R.S., within the	xes in whole or in part, th	e Petitioner may appeal	to the Board of	Assessment A			
Section II: As	sessor's Recon (For Assessor's Use		elane o como a marco de como d				
Tax Year							
Va	alue Adjusted	Assessment	Assessed	Mill	i		
Actual Adjust	ment Actual	Rate	Value	Levy	Tax		
Original							
Corrected	7		-				
Abate/Refund							
Assessor recommends approva				-			
approva	as outilited above	C) (c) (c) (c)					
If the request for abatement is based upon the to such valuation has been filed and a Notice of							
Tax year: Protest?	Yes (If a protest was fi	led, please attach a cop	oy of the NOD.				
☐ Assessor recommends denial for the following reason(s):							
	ann mar Machada i Ann ann an Machada (1921) 🛣 1997 (1997)	1550000 (\$1000 \$1000)					

		Assess	or's or Deputy	Assessor's	Signature		
15-DPT-AR No. 920-66/17							

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 N			ssessor and l	Petitioner		
The Commissioners of to review petitions for abateme abatement or refund in an amproperty, in accordance with §	ount of \$10,000	d to settle by or less per tra	y authorize the A written mutual ag act, parcel, or lot	reement ány s	uch petition	for
The Assessor and Petitioner	mutually agre	e to the valu	es and tax abate	ement/refund	of:	
Tax Year						
Actual A	Value diustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original				(1-21-22-2		
Corrected						
Abate/Refund	-					
Note: The total tax amount does not in applicable. Please contact the Count				ith late and/or delii	nquent tax pay	ments, if
Petitioner's Signature		Date	,			
Assessor's or Deputy Assessor's S	ignature	Date				
Assessor's or Deputy Assessor's c	ignature	Date			- Konstantino de la co	
called regular meeting held on		, at whic	h meeting there	were present t	he following	members:
with notice of such meeting ar	id an opportunit	v to be presen	nt having been g	iven to the Peti	tioner and t	he Assessor
of said County and Assessor			0 0			
Potitioner			g presentnot p			
Nar County Commissioners have on NOW BE IT RESOLVED that it and that the petition be (approximate)	ne carefully conside the Board <i>(agre</i>	ered the within	n petition, and ar tagree) with the	e fully advised recommendati	in relation t	hereto,
Year Assessed Value	Taxes Abate/Re	ofund				
real Assessed value	Taxes Abate/N		Chairperson of the	Board of County	Commissione	ers' Signature
I.	Cour	nty Clerk and	Ex-Officio Clerk	of the Board of	County Co	mmissioners
in and for the aforementioned record of the proceedings of the	county, do here	by certify that	the above and f			
IN WITNESS WHEREOF, I ha	ve hereunto se	t my hand and	d affixed the seal	of said County	y	
this day of	Month	Year				
			County	Clerk's or Deputy	County Clerk	d's Signature
Nata: Abatamantatt 448.	200				-	_
Note: Abatements greater than \$10,0	ou per schedule, p	er year, must be	submitted in duplicat	e to the Property 1	ax Administra	tor for review.
Section V:			y Tax Admini reater than \$10,000)			
The action of the Board of Co	unty Commissio	ners, relative	to this petition, is	s hereby		
Approved Approved in					eason(s):	
ā						_
Secretary's Signature		Property 7	Γax Administrator's S	Signature	Date	

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

OR7882090

Uniform Residential Appraisal Report

OR7882090 File # OR7882090

Property Add			uen Den (ed, opinion of the			0.0		
Borrower To		-	aura Hon			Owner of Pa	blic D	ecord Mckown	City Fran	ktown		-	CO N. Dougl	Zip Code 8	30116
Legal Descrip					8 AM/L	Omiter OF FD	one M	JULIU WICKOWII	r airmy rrust			Coun	ly Dougl	as	
Assessor's P									Tax Year	2023		BF.	Taxes \$ 2	1.896	
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Assignment 7				ction	Refin	ance Transactio	-	Other (describ							
Lender/Client		-			b 10 b-					Columbus, OF			(CT)		The state of the s
Report data s						en offered for sa	ile in il	ne tweive months	prior to the ette	ctive date of this a	appraisal?		X	Yes No	
						4 \$2,000,000,	Under	Contract 05/02	/2024 \$1,900,0	00.					
l 🗶 did 🗌					e for the si	ubject purchase	ransa	ction. Explain the	results of the a	nalysis of the cont	ract for sale	or why t	ne analysis	was not perform	ned.
Arms length	n sale;See a	ittah	ed addenda	a.											
Contract Pric	e \$ 1.900.	000	Date of	of Contr	act 05/02	2/2024 Is the	e DFOD	erty seller the ow	ner of public rec	ord? X Yes	s T No 1	Data Sou	rce(s) Cou	inty/Contract	
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If Yes, report	the total do	lar a	mount and d	describ	e the Items	to be paid.									
\$0;;															
					ghborhood	are not apprais					MINITED STREET, MANAGEMENT	**************			
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Specific Zoni	ing Classifica	ation	PD				Zonin	Description Pl	anned Develo	pment					
						(Grandfathered			ing 🗌 illegal						
is the highes	and best u	se of	subject prop	pe r ty a	s improved	(or as proposed	per p	lans and specific	ations) the pres	ent use?	Yes No	11 No, 0	iescribe.		
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Electricity	X C	T (ue	schue)			Water		X	anue)		ff-site impro	ohalt	туре	Public	Private
Gas	X]				Sanitary Sev		X \square			ley No				
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UAD Version 9/2011

Uniform Residential Appraisal Report

OR7882090 File # OR7882090

here are 14 comp	arable sa	les in the s	subject n	eighborh	ood withi	in the pas	t twelve months rar	nging in s	ale price	from \$ 1	,515,000	te	2,379	,000							
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Uniform Residential Appraisal Report

OR7882090 File # OR7882090

CONVI COMMENTS	Source of information: The appraisal is based on the information gathered from public record sources specifically identified in this report. When conflicting information has been discovered	to URAR. The economic conclustion of the URAR. From these sist Use as reported. In all intended users were identified to of work of this report includes redible report. To provide a cree is a rea, a thorough process of area, a thorough process of area, a supproaches/methods of valuat which inspection would be beyon the process of the	clusion. In the - ion of marketal separate analys ed by the appr. s determining the dible report the halyzing and ad ion. However, of ion" and did no ond the normal a home inspect erty, neighborh eliable has bee	Site section the physical and legal bility is made in comparison with the ses, Market, Site and Improvement the ses, Market, Site and Improvement the aliser. The intended use is to evaluate the the intended user, the type of report needed following work is completed: An inspection flusting these comparables and developing a only using the methods that applicable and the include a thorough or complete inspection performance and conduct of business that or or engineer should be retained.
COS		ns. nating site value)	in accurate site	e value cannot be determined. The
T	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE		
A	Source of cost data Quality rating from cost service Effective date of cost data	Dwelling	Sq. Fl. @ \$	462,404
PP	Comments on Cost Approach (gross living area calculations, depreciation, etc.)		Sq. Ft. @ \$	
RO	Refer to SKETCH ADDENDUM for Gross Living Area calculation. Physical depreciation is calculated using the Age/li (e Method	Garage/Carport	Sq. Ft. @ \$	
AC	1/65 AGE/LIFE. Remaining economic life is 64 years.	Total Estimate of Cost-New	***************************************	=
Н		Less Physical	Functional	External
		Depreciation Depreciated Cost of Improvem	ents	= ()
を記れる		"As-is" Value of Site Improvem		=======================================
PASSAGE PASSAG	Estimated Remaining Economic Life (HUD and VA only) 64 Years	Indicated Value by Cost Appro	ach	
ı	INCOME APPROACH TO VALUE (r	not required by Fannie Mae)		
C	Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)		= \$	Indicated Value by Income Approach
M	Promise (American American Control and China)			
	CONTRACTOR OF THE PROPERTY OF			
	PROJECT INFORMATION FO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes [X No Unit type(s) X D	etached	Madaell
0	Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA an	nd the subject property is an attac	hed dwelling un	it.
1	Legal Name of Project Total number of phases Total number of units			
00000	Total number of units rented Total number of units for sale		Total number of Data source(s)	units sold
1		No II Yes, date of convers		
)	And the smile of t	If No, describe the status of con	noletion	
A		The second of the second of contract of co	ipiciidi.	
) -	Are the common elements leased to or by the Homeowners' Association?	If Yes, describe the rental term	s and options.	
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Septime.	Describe common elements and recreational facilities			
	Maintenance Grounds, Recycling, Trash, Garden Area.			
STATE OF THE PERSON NAMED IN COLUMN 1				

Uniform Residential Appraisal Report

OR7882090 File # OR7882090

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended user, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, detenoration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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Uniform Residential Appraisal Report

OR7882090 File # OR7882090

- 21. The lender/client may disclose or distribute this appraisal report to: the borrower, another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Long the Voice	
Signature	Signature
Name Jennifer L. Vose	Name
Company Name JJC Appraisals, LLC	Company Name
Company Address 10575 W Coal Mine Pl	Company Address
Littleton , CO 80127	
Telephone Number 303-829-2214	Telephone Number
Email Address jjcappraisalgroup@msn.com	Email Address
Date of Signature and Report 05/07/2024	Date of Signature
Effective Date of Appraisal 05/07/2024	
State Certification # CR40034391	
or State License #	
or Other (describe) State #	Expiration Date of Certification or License
State CO	-
Expiration Date of Certification or License 12/31/2025	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect subject property
2914 Hidden Den Ct	☐ Did inspect exterior of subject property from street
Franktown , CO 80116	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,967,000	☐ Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name Solidifi	
Company Name JPMorgan Chase	COMPARABLE SALES
Company Address 1111 Polaris Parkway	Did not inspect exterior of comparable sales from street
Columbus , OH 43240	☐ Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

Uniform Residential Appraisal Report

OR7882090 File # OR7882090

	FEATURE		SUBJECT	1		COMP	PARABLE	E SAL	E#4		COM	PARABLE	SAL	E#5		File #	ARABLE		#6		
Ad	dress 2914 Hidden D Franktown, CO					ox View 7					lidden D				2433 Fo	x View wn, CO					
Pro	eximity to Subject	New min			0.36 mi	les SE				0.06 m	iles NW				0.57 mil	0.57 miles SE					
Sa	le Price	8	1,5	900,000				1	1,700,000				:	2,295,000				1	2,150,000		
Sa	le Price/Gross Liv. Area	8	652.92	sq.ft.	8	629.63	sq.ft.			1	804.9	98 sq.ft .			8	8 669.36 sq.ft .		1			
Da	ta Source(s)				MetroM	LS # 247	2956;D	OM 1	54	Metro		349295;D0	OM 96	3	MetroM	LS # 85	****	- Asimonous	52		
Ve	rification Source(s)				APN#	R04940	72			APN#	R0494	035				R04940	-				
VA	LUE ADJUSTMENTS	DE	ESCRIPTI	ON	DE	SCRIPTI	ON	+ (-)	8 Adjustment	D	ESCRIP	TION	+ (-)	\$ Adjustment	DE	SCRIPT	ON	+(-	\$ Adjustmen		
	le or Financing				ArmLth					Listing)				Listing						
	ncessions	Service Services			Conv:0			1	0	STL:0			-	0	STL:0				(
Da	te of Sale/Time		-		\$10/23	c10/23		-		Active			-		c04/24						
	cation	N;Res;			N;Res;					N;Res	;				N;Res;						
	asehold/Fee Simple	Fee Si			Fee Sir					Fee S			1		Fee Sir	nple					
Sit		2.18 ac	-		1.74 ac			-	0	2.10 a			-	0	1.50 ac			C			
Vie		-	Meadow		-	Meadow		-		-	;Meadov	W	1		N;Mtn;Meadow						
	sign (Style)	DT1;Ra	anch		DT1;Ra	anch		1		DT1;F	Ranch		1		DT1;Ranch		-				
	ality of Construction	Q3			Q3					Q3					Q3		3				
	tual Age	3			1				0	4				0	C2		1	(
	ndition	C2	,		C2					C2	,		1								
	ove Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	_		Total	Bdrms	Baths			Total	Bdrms.	Baths				
	om Count	8	2	2.1	7	2	2.1		0	8	2	2.1			9	3	2.1		0		
-	oss Living Area	2,910		sq.ft.	2,700		sq.ft.		+20,400	2,851		sq.ft.		0	3,212		sq.ft.		-29,300		
-	sement & Finished	2910sf	2133sfwo		2441sf	1453sfin			+38,900	28518	f2701sf	wo		-22,700	2681sf	1627stw	0		+25,900		
	oms Below Grade	Orr2br2	2.1ba4o		Orr2br2	2.0ba2o			+6,700	Orr2bi	2.0ba3o)		+6,700	Orr1br1	.1ba3o			+20,100		
Fu	nctional Utility	Averag	je		Averag	e				Avera	ge				Averag	е					
He	eating/Cooling	GFA/A	iC		GFA/A	С				GFA/	AC .		1		GFA/A	С					
En	ergy Efficient Items	Dblpn/	Insulated		Dblpn/	Insulated				Dblpr	/Insulate	ed			Dblpn/l	nsulated	d				
Ga	arage/Carport	4ga4dv	w		4ga4dv	N				4ga4d	iw				4ga4dv	v					
Po	rch/Patio/Deck	CvrdPr	rch/cpt/dk		CvrdPr	rch/Cdk			0	CvrdF	rch/cpt/	dk			CvrdPr	ch/cpt/di	k				
W	O Basement	W/O B	asement		No W/	O Bsmnt			0	W/O	Basemer	nt			-	asement					
Fir	replace	3 Firep	olaces		3 Firep	laces				4 Fire	places			0	1 Firep	lace	-		(
Ho	ot-Tub	Hot-Tu	ıb		None				0	None				0	None				(
Ne	et Adjustment (Total)				X]+ [] -	8	66,000]+	X -	8	-16,000	X]+ [] -	1	16,700		
	ljusted Sale Price Comparables				Net Adj. Gross A		3.9 % 3.9 %		1,766,000	Net Ad	J. Adj. 1.3	0.7 %	8	2,279,000	Net Adj. Gross A		0.8		2,166,70		

Comparable sales number four is a dated sale, however it bracket's the subject's bathroom, car storage and overall market appeal. Comparable sales number five and six are active/under contract listing's located within the subject's market area and were not adjusted based on a 96.67% sold-to-list ratio for this area.

AG:				
C ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer	03/28/2023			
M Price of Prior Sale/Transfer	\$0			
E Data Source(s)	County Records/quitclaim	County Records	County Records	County Records
N Effective Date of Data Source(s)	05/07/2024	05/07/2024	05/07/2024	05/07/2024
Analysis of pales sale on transfer bi	stom of the subject monesty and so	mnasahla ealae		

The subject had a recent sale 03/28/2023 \$0 via quit claim deed with a previous sale 06/18/2023 \$0 via quit calim deed and a previous sale 02/25/2021 \$1, 735,000 and is currently under contract for \$1,900,000. This appears to be an arms length transaction. Comparable sales number four, five and six have not sold in the prior 12 months.

OR7882090

TEXT ADDENDUM

Ella # OP7892000

Borrov	wer/Client	Todd Hopkins, Laura Hopkins						
Prope	rty Address	2914 Hidden Den Ct						
City	Franktown	1	County	Douglas	State	СО	Zip Code 80116	
Lende	# JPMorg	an Chase						

Supplemental Addendum [Multi-page]

The subject property utilities were on and in working order at the time of inspection.

The Square Footage-Method for Calculating: ANSI Z765-2021 - was used for measuring, calculating and reporting the gross living and non-gross living areas of the subject property

All dimensions were measured and reported to the nearest inch or tenth of a foot per ANSI standards.

The subject property is currently under contract for \$1,900,000, however after adjustments were made for gla. basement square footage, finished basement square footage, bathroom and the comparable sales were weighted the appraiser believes the market currently supports an opinion of value for the subject to be \$1,967,000.

Comparable sales number one is located east of Flintwood Road, however it is a ranch structure, bracket's the subject's bathroom, acreage and overall market appeal. Comparable sales number two is located east of Flintwood Road, however it is a ranch structure, bracket's the subject's bathroom, acreage, gla, basement square footage and overall market appeal. Comparable sales number three is located east of Flintwood Boad however it is a ranch structure, bracket's the subject's bathroom, finished basement square footage, acreage and overall market appeal. Comparable sales number four is located east of Flintwood Road, however it is a ranch structure, bracket's the subject's bathroom, acreage and overall market appeal. Comparable sales number six is located east of Flintwood Road, however it is a ranch structure, under contract listing, bracket's the subject's bathroom, acreage and overall market appeal.

The subject had a recent sale 02/25/2021 \$1,735,000. Since the date of purchase the subject has installed custom cabinets and bookshelves in study and game room in basement, installed plantation shutters, installed new leathered granite countertops includes breakfast bar, installed new fencing, installed new ceiling fans, new floor coating in unfinished basement, new floor coating in garage, built in cabinets in garage, installed new hot-tub with step and cover, installed handicap grab bars, installed an elevator, shades for patio and posts and driveway entrance. The subject supports the increase in value.

The subject is not an under improvement to the subject's market area, however limited sales within the past 12 months and 1 mile could be found to bracket the subject's gla, unfinished basement square footage, finished basement square footage and bathroom, therefore The 'larger than typical' Adjusted Sale Price Range of the comparable sales, which exceeds 15%, is due to the limited sales of similar properties with similar gla, unfinished basement square footage, finished basement square footage and bathroom.

The subject is not an under improvement to the subject's market area, however limited sales within the past 12 months and 1 mile could be found to bracket the subject's gla, unfinished basement square footage, finished basement square footage and bathroom, therefore The 'larger than typical' Actual Sale Price Range of the comparable sales, which exceeds 10%, is due to the limited sales of similar properties with similar gla, unfinished basement square footage, finished basement square footage, finished basement square footage and bathroom.

Comparable sales number two Indicated Value varies from the subject more than 15%, however it is a ranch structure, bracket's the subject's acreage, gla, bathroom, basement square footage and overall market appeal.

Comparable sales number five Indicated Value varies from the subject more than 15%, however it is an active listing.

The subject had 2 functional carbon monoxide detector's at the time of inspection located on the main level.

PUD - Fromm & Company LLC - 970-875-7047

Legal name of the PUD is Fromm & Company LLC. HOA monthly dues and assessments are \$150.00. The Subject's PUD common elements and amenities include: Maintenance Grounds, Recycling, Trash, Garden Area.

The contract has been reviewed and appears to be signed by all parties involved in the transaction. The contract appears to be an arms-length transaction. The original contract was given to the appraiser by Listing Agent Cheryl Crown 925-640-1435 and contained 24 pages total, with 2 pages total of CounterProposal, was reviewed. Personal property was not used in the valuation of the subject. Other inclusions are: Stove/range/oven, dishwasher disposal, refrigerator, other attached appliances.

GROSS LIVING AREA DISCLOSURE:

The Douglas county assessor has a recorded gross living area of 2,952 square feet with 2,953 square feet in the basement. Appraiser measured 2,910 square feet with 2,910 square feet in the basement. (see attached sketch). It appears no additions were made.

URAR: NEIGHBORHOOD COMMENTS

The subject property is located in Douglas county within a neighborhood commonly known as Fox Hill. The area is primarily comprised of detached single family homes, some 2-4 family, some multi-family, some commercial development and vacant land and parks. Proximity to employment, schools, parks and recreation, shopping and other infrastructure is considered average and typical of the area.

URAR: SUBJECT PROPERTY

The subject is a Ranch structure with no known or visible deficiencies. The subject upgrades and amenities include but are not limited to: wideplank hardwood flooring throughout the main level, tile flooring in the butter's pantry and mud room, custom lighting, new ceiling fans, new plantation shutters, new elevator, kitchen includes new leathered granite countertops with breakfast bar, high-end appliances includes 6 burner gas cooktop, extended cabinets with crown molding, secondary prep kitchen includes monogram dual ovens, microwave and beverage retrigerator, primary bathroom includes heated flooring, dual vanity, oversized shower with built in seat, free standing soaking tub, custom built in cabinets with bookshelves in study, walkout basement includes wet bar, custom cabinets and bookshelves in game room, new floor coating in the unfinished basement, new floor coating in garage, new custom built in cabinets in garage, new humidifier, new fencing, new shades for patio, new hot tub with step and cover, covered porch, covered patio and covered deck

OPINION OF MARKET VALUE VS ESTIMATE OF MARKET VALUE:

The Uniform Standards of Professional Practice defines the market value conclusion as an opinion of market value conclusion and not an estimate of

URAR: SALES COMPARISON ANALYSIS

Based on the subjects floor plan would be considered a typical home for the area as are the comparables sales. The subject property and all comparables are Ranch structures. All adjustments made were to balance the amenities unique to the property in order to estimate value of the subject. All adjustments are based on market perceptions rather then the actual cost of the improvements.

A thorough search for comparable sales was made in an attempt to bracket the final value estimate, size, location, style, design, etc. of the subject property. All comparables with in this report are considered to be the best available measures for comparison. The comparable sales utilized were chosen for their similarity to the subject property in terms of age, location, size and design appeal. After consideration of location, condition, physical differences, date of sale, and special conditions, in the appraiser's judgment, the comparables used are the best indicators of the subject property's

OR7882090

TEXT ADDENDUM

File # OR7882000

		(mg m) 2 m (a) m m m m m
ıra Hopkins		
Ct		
County Douglas	State CO Zip	p Code 80116
	ct County Douglas	Ct

final value estimate

ADJUSTMENTS MADE ARE AS FOLLOWS:

All of the comparables were adjusted at \$97.00 per square foot for gross living area difference over 100 sqft. Basement square footage was adjusted at \$25.00 per square foot for unfinished area and \$40.00 per square foot for finished area. Bathroom was adjusted at \$13,400 per full bathroom and \$6,700 per half bathroom.

The appraiser reconciled the results from Grouped Data, Paired Sales, and Sensitivity Analysis.

No adjustments were made for gross living area differences of less then 100 sqft.

No adjustments were made for bedroom as the market does not support such an adjustment.

No adjustments were made for age as the market does not support such an adjustment.

No adjustments were made for car storage as the market does not support such an adjustment.

No adjustments were made for fireplace as the market does not support such an adjustment.

No adjustments were made for walkout basement as the market does not support such an adjustment.

No adjustments were made for hot-tub as the market does not support such an adjustment.

The subject and comparable sales vary in lot size however, no adjustments were warranted as the market does not support such an adjustment.

URAR: RECONCILIATION

This appraisal is based on a interior/exterior of the subject property. Information was collected from public records and multiple listing services. Sources used for data are assumed to be reliable and cannot be verified in some instances.

The greatest weight was given to the sales comparison approach as it best reflects the actions of the buyers and sellers in the subject market place. The homes in the subject neighborhood are not typically purchased for income potential and due to lack of available rental data, the income approach was not considered necessary.

This appraisal report has been signed with electronic signatures. Electronic signatures are secure and can only be applied or removed from the appraisal report by use of password protection. This password is known only to the appraiser/s signing the report. After secured electronic signatures are applied to the report, the report is locked and encrypted so that no changes can be made to the report by anyone other than the signing appraiser/s.

SCOPE OF THE APPRAISAL

The following steps were followed in arriving a the final estimate of value included in the appraisal report of the subject property:

- 1. After receiving the assignment from the client, and determining the scope of the appraisal, a preliminary search of all available resources was made
- to determine the market trends, influences and other significant factors pertinent to the subject property.

 2. If required, a physical inspection of the property was performed. Although due diligence was exercised during the inspection, the appraiser is not an expert in such matters as pest control, structural engineering, hazardous waste, radon, etc., and no warranty is given as to these elements. As needed, inspections by various professionals within these fields might be recommended with the final estimate of value subject to their findings. The appraiser reserves the right to change the value of this appraisal at any time upon the discovery of any adverse condition which may arise.

 3. A second review of the data was then performed with the most relevant factors extracted and considered. Sales were examined and verified
- through more than one source of the transactions. Market factors were weighted and their influence on the subject property was determined. The appraisal report was then completed within the guidelines. The report included all data and information needed to lead a reader to a similar value
- 4. The appraisal report was then delivered to the client, listed on the front of the appraisal, which constituted the completion of the assignment. Definition of CLIENT: The party (normally the mortgage company) who engages (hires) an appraiser (by employment or contract) in a specified assignment. The client is also the owner of this appraisal.

USPAP ADDENDUM

OR7882090

File No. OR7882090

Property Address 2914 Hidden Den Ct	
City Franktown County Douglas	State CO Zip Code 80116
ender JPMorgan Chase	
This report was prepared under the following USPAP repo	orting option:
	nce with USPAP Standards Rule 2-2(a).
	CONTRACTOR OF A CONTRACTOR OF
Restricted Appraisal Report This report was prepared in accordant	nce with USPAP Standards Rule 2-2(b).
Reasonable Exposure Time	
My opinion of a reasonable exposure time for the subject property at the market	et value stated in this report is: over 6 months.
Additional Certifications	
I certify that, to the best of my knowledge and belief:	
I have NOT performed services, as an appraiser or in any other ca	apacity, regarding the property that is the subject of this report within the
three-year period immediately preceding acceptance of this assign	nment.
I HAVE performed services, as an appraiser or in another capacity period immediately preceding acceptance of this assignment. The	ty, regarding the property that is the subject of this report within the three-year
The statements of fact contained in this report are true and correct.	ose services are described in the confinents below.
- The reported analyses, opinions, and conclusions are limited only by the reported	ported assumptions and limiting conditions and are my personal, impartial, and unbiased
 professional analyses, opinions, and conclusions. Unless otherwise indicated, I have no present or prospective interest in the p 	property that is the subject of this report and no personal interest with respect to the parties
involved. — I have no bias with respect to the property that is the subject of this report or	
 My engagement in this assignment was not contingent upon developing or re- 	eporting predetermined results,
 My compensation for completing this assignment is not contingent upon the 	
the client, the amount of the value opinion, the attainment of a stipulated result.	development or reporting of a predetermined value or direction in value that favors the cause of or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 My analyses, opinions, and conclusions were developed, and this report has 	development or reporting of a predetermined value or direction in value that favors the cause of , or the occurrence of a subsequent event directly related to the intended use of this appraisal, s been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice
 My analyses, opinions, and conclusions were developed, and this report has that were in effect at the time this report was prepared. Unless otherwise indicated, I have made a personal inspection of the propert 	, or the occurrence of a subsequent event directly related to the intended use of this appraisal. s been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ty that is the subject of this report.
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OR7882090

Market Conditions Addendum to the Appraisal Report

OR7882090 File# OR7882090

This is a required addendum for all appraisal reports with Property Address 2914 Hidden Den Ct							ghborhood.		
	THE PROPERTY OF THE PROPERTY O	The state of the s	ranktown		State CO		ZIP Coo	la R	0116
Borrower Todd Hopkins, Laura Hopkins		Gity 1	ranktown		State CO		ZIP GOO	ie 8	0116
Instructions: The appraiser must use the information roverall market conditions as reported in the Neighborho analysis as indicated below. If any required data is una provide data for the shaded areas below; if it is a vailable the median, the appraiser should report the available fit	ood section of the appraisal re valiable or is considered unre le, however, the appraiser ma gure and identify it as an ave	eport form. The appraiser neellable, the appraiser must ust include the data in the a rage. Sales and listings m	must fill in all the information provide an explanation. It is analysis. If data sources pro ust be properties that compo-	to the recognide to	extent it is av gnized that no he required in h the subject i	allabi lall di lorma	e and reliable ta sources to as an average and a sources to a sources to a source and a source a	e and will be reragi	i must provid able to e instead of applying the
criteria that would be used by a prospective buyer of the			·	easo	nai markets, n	ew co	nstruction, t	orecio	sures, etc.
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current – 3 Months			Ov	erall Trend		
Total # of Comparable Sales (Settled)	7	2	5		Increasing	X	Stable		Declining
Absorption Rate (Total Sales/Months)	1.17	0.67	1.67	T	Increasing	X	Stable	П	Declining
Total # of Comparable Active Listings	6	7	6		Declining	X	Stable	-	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	5.1	10.4	3.6	1	Declining	-	Stable	1	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4–6 Months	Current - 3 Months	1	1 positivity	- Berrie	erall Trend		mice odomy
Median Comparable Sale Price	\$1,700,000	\$2,852,000	\$1,928,500	+-	Increasing	_	Stable		Declining
Median Comparable Sales Days on Market	83	118	37	╂╞		_	Stable	-	
Median Comparable List Price					Declining	-			Increasing
	\$2,172,500 234	\$2,295,000	\$2,172,500	-	increasing	-	Stable	-	Declining
Median Comparable Listings Days on Market	A STATE OF THE PARTY OF THE PAR	213	164	-	Declining	-	Stable	+=	increasing
Median Sale Price as % of List Price	100.06%	97.94%	96.67%	1-	Increasing	-	Stable	닏	Declining
Seller-(developer, builder, etc.) paid financial assistance Explain in detail the seller concessions trends for the pa		× No			Declining		Stable	-	Increasing
The REcolorado MLS indicates there were 14 clost transactions in this market area. Prior Months 7-12 period. 0-3: 5 Sales; 0 foreclosures or short sales; if Cite data sources for above information. Information obtained from the Denver MLS system. Summarize the above information as support for your countries and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available information in the contraction of the contractio	2: 7 Sales; 0 foreclosures or 0% of sales for this period. and a review of comparable conclusions in the Neighborns formulate your conclusions,	short sales; 0% of sales ie listings and sales in the	for this period. 4-6: 2 Sale subject's market area.	s; O fo	oreclosures o	r sho	t sales; 0%	of sa	ales for this
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OR7882090 File # OB7882090

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy, however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a reside

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship materials, and finishes throughout the dwelling are of exceptionally high quality

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical frunctional deterioration.

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant aiterations to the existing structure.

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period

3.2 indicates three full baths and two half baths.

Abbreviations Used in Data Standardization Text

OR7882090

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
С	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	
DOM		Garage/Carport
DT	Days On Market	Data Sources
	Detached Structure	Design (Style)
dw	Driveway Expiration Date	Garage/Carport
Estato	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Gifvw	Golf Course View	View
GR		A STATE OF THE STA
	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-Rise	
Mtn	Mountain View	Design (Style) View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstri	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	
		Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA –Rural Housing	Sale or Financing Concessions
п	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
8	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area,Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
WU	Walk Up Basement	Basement & Finished Rooms Below Grade

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Transmittal Sheet for Abatement #: 202500280

Abatement #	202500280	Staff Appraiser	ARC
Tax Year	2024	Review Appraiser	BAF
Date Received	5/6/2025	Recommendation	Adjust
Petitioner	TODD RICHARD HOPKINS & LAURA LEAH HOPKINS	Reason	A review of comparable sales within your neighborhood
Agent		Neason	indicates an adjustment to value is warranted.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,900,000	Assessor Final Review Value	\$2,100,000

The subject is a ranch 1 story, good quality home, located on Hidden Den Ct in Fox Hill. Petitioner is appealing the 2024 valuation of the property and is requesting an adjustment to \$1,900,000. The Petitioner provided an appraisal from May 2024. It was not used or considered in the analysis as it is dated outside the study period of July 1st, 2020 to June 30th, 2022. The Assessor is required to use valid, arms-length transactions, which occurred during the study period, to determine value for 2024, using an appraisal date of June 30, 2022 for the 2024 property value. Per Colorado Revised Statutes, post appraisal date sales and current market conditions cannot be considered. The subject sold on February 25th, 2021 for \$1,735,000 with a time adjusted sales price of \$2,223,320. After reviewing the market analysis and considering the February 2021 subject sale, market analysis indicates a reduction to the 2024 value to \$2,100,000.

Original Values

Account #	Abstract Code	Tax District		*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0494037	1112	3183	\$462,404	\$0	\$462,404	6.700%	\$30,980	14.5218%	\$4,498.85
	1212	3183	\$1,737,786	(\$55,000)	\$1,682,786	6.700%	\$112,750	14.5218%	\$16,373.33
	Account	Total:	\$2,200,190	(\$55,000)	\$2,145,190		\$143,730		\$20,872.18

Final Values

Account #	Abstract Code	Tax District		*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0494037	1112	3183	\$462,404	\$0	\$462,404	6.700%	\$30,980	14.5218%	\$4,498.85
	1212	3183	\$1,637,596	(\$55,000)	\$1,582,596	6.700%	\$106,030	14.5218%	\$15,397.46
	Account Total:		\$2,100,000	(\$55,000)	\$2,045,000		\$137,010		\$19,896.31

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
R0494037	\$2,200,190	\$143,730	\$20,872.18	\$2,100,000	\$137,010	\$19,896.31	\$975.87
Totals	\$2,200,190	\$143,730	\$20,872.18	\$2,100,000	\$137,010	\$19,896.31	\$975.87

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0494037	SB-001 Residential 55k Exemption	(\$55,000)

DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitic	oner:	Renee Sweet	Agent: Jeff Buske
Parcel	No.:	R0085016	Abatement Number: 202505763
Assess	sor's Ori	ginal Value: \$521,457	
	Hearin	g Date: November 19, 2025	Hearing Time: 11:00 a.m.
1. T	The Doug	glas County Assessor was represented	at the hearing by: Becky Fischer
2. T	The Petit	ioner was:	
		a. 🛛 present	
		b. \square not present	
		c. \boxtimes present/represented by Jeff 1	Buske
		d. □not present/represented by C.	lick here to enter text.
3.	Assess	or's Recommended Value: \$350,000	
	Petitio	ner's Requested Value: \$5,809	

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner's agent argued that the assessor's records contain several mistakes, such as incorrectly describing the property as a ranch-style modular home. According to the agent, the property is a split-level house, with no true comparable properties within 70 miles. The agent also stated that the home is in poor condition due to water and hail damage, deferred maintenance, and the quality of the original construction. He presented multiple repair estimates for various maintenance issues. Additionally, the property's location—next to a Home Depot and busy, noisy highways—further reduces its value. The agent believes the property should be demolished and rebuilt, and he requested that its value be lowered to below land value at \$5,809.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 a. \(\text{\t
THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:
Classification: Residential (single family)
Total Actual Value: \$350,000 (Assessor recommended value)
Reasons are as follows: The original assigned value by the assessor was \$521,457 and reduced based on the documentation provided by the petitioner to \$350,000. Without a physical inspection to verify the actual condition, any further reduction to the current recommended value by the assessor would be speculative. The value should be reduced to the assessor's recommended value of \$350,000.
IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:
a. \square 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

11-19-2025

Date

Abatement Log No. 202505763

202505763 - 2024
Petition For Abatement Or Petind Of To

100			_		ate Received					
	Petitioner, please	e complete Section I	only			ssessor's or C	ommissioners' Date Star	mp)		d
Date: June	a valati in a propositi in a serie de la companya d	The second contract of	only.				F	\ec	ive	U
Month	Day Y	/ear							0(025
Petitioner's I	Name:	Renee Sw						JUL	0 8 20	UZO
etitioner's f	vialling Address.	3630 COLLINS						Dou	alas Co	ount
		CASTLE ROCK	, CO 80108	8				Asse	ssor's	Off
	City or Town		State		Zip	Code				
	OR PARCEL NUMB	ER(S)	PROPI	ERTY ADDRESS	OR LEGAL DES	CRIPTION	OF PROPERTY			
2331-20	2-06-017 D85016		Lot 6 Blo	ck 5 of Silve	er Heights	Amende	ed			
NO	00301									
roperty tax	or illegally, wheth	nent or refund of the ap and 2022 are incor er due to erroneous va ed Analysis and	rect for the follous duation, irregula	owing reasons: arity in levying, o	(Briefly describ	e why the	taxes have been le	aviad	s if	
		5809	2003	5800	20)24				
etitioner's	estimate of valu	e: \$5809	_ () 8	and \$	(20)24				
declare, unde	er penalty of perjury	in the second degree, that	t this petition, tog	value ether with any acc	e ompanving exhib	Year	nents has been prepa	ared or		
xamined by m	ne, and to the best o	of my knowledge, informat	ion and belief, is t	true, correct, and c	complete.	100				
- /	2 0	Phor	ne Number 72	0-519-1192	Email	renee@	sweetfinca.co	om		
Ku	ni Swee	/								
y	32 220 20	Phor	ne Number		Email					
	gent's Signature	e* ched when petition is s								
batement o	9 39-10-114(1), (ulting tax amounts ar C.R.S., or the Proper or in part, the Petition v days of the entry of	ty Tax Adminis ner may appea	strator nursuan	t to 8 39-2-11	6 CDC				
		Ass	essor's Re	sion, § 39-10-1 ecommenda	of Assessmen 14.5(1), C.R.S	t Annoala	pursuant to the p	for refur provisions		
ection II:		Ass	any such deci	sion, § 39-10-1 ecommenda	of Assessmen 14.5(1), C.R.S	t Annoale	pursuant to the p	for refur provisions		
ection II:	(Year	Ass	essor's Re	ecommenda Only)	of Assessmen 14.5(1), C.R.S ation	t Appeals S.	eriles the petition pursuant to the p	n for refur provisions		
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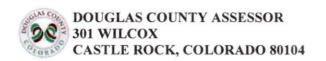
15-DPT-AR No. 920-66/15

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:	Section III: Written Mutual Agreement of Assessor and Petitioner (Only for abatements up to \$10,000)						
The Commissioners of							
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 t	he values and	tax abatement/r	refund of:			
Tax Year	- Value	Adjusted	Assessment	Accessed	N. 47 11		
Actual	Adjustment	Actual	Assessment Rate	Assessed Value	Mill Levy	Tax	
Original							
Corrected							
Abate/Refund							
Tax Year	_						
Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed	Mill	-	
0.1.1.1	- Tajaotirioni			Value	Levy	Tax	
0						X	
Abate/Befund	-						
Note: The total tax amount does applicable. Please contact the	s not include accrued	l interest, pena	alties, and fees as	sociated with late	and/or delinque	ent tax payments, if	
Petitioner Signature:					Date:		
Assessor's or Deputy Assess							
Added to the behalf Assess	or's Signature:				Date:		
Section IV:	(N	fust be completed	ty Commission	t apply)			
WHEREAS, the County Commis	ssioners of	C	ounty, State of Co	olorado, at a duly	and lawfully cal	led regular meeting	
held on (month/day/year)/	/, at whi	ch meeting the	ere were present t	the following mem	bers:	with	
notice of such meeting and an o					ssessor of said		
Name			t) and Petitioner_	Name			
(being presentnot present), a advised in relation thereto, NOW and the petition be (approved	BE II RESOLVED.	that the Board	(agreesdoes i	not agreed with the	lered the within e recommendat	petition, and are fully tion of the Assessor	
Year Assessed Value	Taxes Abate/Ref	und _	Year As	sessed Value	Taxes Abate	e/Refund	
			-				
I,, County Clerk and Ex-officio Clerk of the Board of County Commissioners' Signature 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 ha	nd and affixed	the seal of said C	County			
this day of		v					
Note: Abatements greater than \$10,0	Month	Year	mittad in dunlinate to	County Cler	k's or Deputy Co	ounty Clerk's Signature	
g. cata. than \$10,0	oo per seriedale, per ye	ar, must be subi	mitted in duplicate to	the Property Tax A	dministrator for re	eview.	
Section V:	Actio	on of the Pro	operty Tax Adn	ninistrator			
The action of the Board of Co	ounty Commission			nt petition, is her	eby		
☐ Approved ☐ Approved in				the following rea	-		
Secretary's Signature			B				
July o orginature			Property I	ax Administrator's S	ignature	Date	

APPOINTMENT OF AGENT



Phone 303-660-7450 Fax 303-479-9751

This form may be used to name a tax agent to represent you on property valuation matters for the current year.

Please read the instructions carefully. The Owner of record must sign this form.

	read the instructions carefully. The Owner of record	inust sign this form.					
STEP 1:	Owner's name	Owner's name					
OWNER'S NAME	Renee Sweet						
AND ADDRESS	Current mailing address (number and street)						
	3630 Collins St						
	City, State, and Zip Code	Daytime telephone					
	CR CO 80108	720-519-1192 ()					
STEP 2: DESCRIBE THE PROPERTY	All property listed for this owner at t						
Attach additional pages if necessary	The following property (give parcel 2351-262-06-017 Lot 6 Block 5 of Silver						
STEP 3: SPECIFY THE AGENT'S AUTHORITY FOR PROPERTY VALUATION MATTERS	 □ Authorization to act on my behalf for regarding property valuation on the □ Mail all correspondence regarding the named agent □ If an on site inspection is necessary, agent 	e property described us protest to the below					
	and age of the transfer of the	n both testify.					
STEP 4:	Agent's name						
NAME THE	Jeff Buske						
AGENT FOR	Current mailing address (number and street)						
PROPERTY TAX	3630 Collins St						
MATTERS	City, State, and Zip Code	Daytime telephone 720-519-1192					
STEP 5:	Print Owner's Name	Date					
OWNER'S	Renee Sweet 9	July25					
SIGNATURE	Owner's Signature	Contact Phone Number					
REQUIRED	Kini Sweet	720-519-1192					

This form must be signed by the property owner or by a corporate officer of the company. If this form is signed by a corporate officer, documentation <u>must</u> be attached to this Appointment of Agent. Documentation may include a copy of a corporate filing, as filed with the Secretary of State indicating the signee is an authorized corporate officer for the property ownership as indicated in the Assessor's records.

Brenda Davis

From:

Assessors

Sent:

Wednesday, July 9, 2025 11:57 AM

To:

Becky Ann Fischer; Felice Entratter; Brenda Davis

Subject: Attachments: FW: R0085016 Expanded Appeal documents Supporting Exhibits R0085016_Cover Letter 8July25 DC Assessor.pdf; abatement-R0085016_2022-23.pdf;

R0085016_EX.01+compDoubleW_1973(2025).pdf; R0085016-Sweet_Protest_FIN_

8july25.pdf

Who wants to start working on all of this?

From: jeff sweetfinca.com < jeff@sweetfinca.com>

Sent: Tuesday, July 8, 2025 3:00 PM

To: Assessors < Assessors@douglas.co.us>

Cc: renee sweetfinca.com <renee@sweetfinca.com>

Subject: R0085016 Expanded Appeal documents Supporting Exhibits

Dear Assessor.

A condensed version of this protest document was previously submitted to the portal on June 9, 2025, due to file size and count limitations an expanded version is enclosed. Unfortunately, this necessitated the exclusion of essential supporting documentation, which is now included herein via DVD/thumb drive.

We are providing the entire submission in digital format via DVDs and thumb drive, containing the 39 exhibits, Ex.01 attached as sample for your review and consideration via US-mails. We will be calling you in a few days to confirm receipt of this mail.

Also enclosed is cover letter, abatement form and courtesy copy of previously submitted senior exemption form.

Thank You,

Jeff Buske Renee Sweet 720-682-0905 Renee Sweet 3630 Collins St Castle Rock Colorado (80108) 720-519-1192 renee@sweetfinca.com

Douglas County Assessor 301 Wilcox St. Castle Rock, CO 80104

8July25

Subject: R0085016 Expanded Submission Digital Versions

Dear Assessor.

I am writing to inform you that on June 9, 2025, we submitted our tax protest electronically. Unfortunately, the submission process was hindered by the imposed file size limit of 5 megabytes and the restriction to only 5 files. These limitations necessitated significant reductions in our submission, which we find to be quite unreasonable given the current technological standards.

The statutes and your guidelines require us to provide documentation to substantiate our position; however, the constraints of your submission process make this task exceedingly challenging. Consequently, we had to significantly condense our submission to comply with these restrictions.

To resolve this matter, we have included a thumb drive containing our Expanded valuation and 39 supporting exhibits by US-Mails. In an effort to be environmentally conscious, we have refrained from printing the 150 pages. The files on the DVD/thumb-drive are systematically organized by number and are duly referenced. An courtesy copy Email was sent to your office 8July25 to inform you that the thumb-drive is in the US-mails to your attention.

Sincerely,

Renee Sweet

Jeff Buske

ly M Bust

Enclosure:

Expanded Analysis

Thumb Drive Nominated R0085016 Containing 39 Exhibits DVD ROM Disk Nominated R0085016 Containing 39 Exhibits

Cover Letter

Receipt 9June25

Abatement 2022-23

Second Copy

SHORT FORM: PROPERTY TAX EXEMPTION FOR SENIORS

CONFIDENTIAL

Applications for the property tax exemption must be mailed or delivered to your county assessor's office. Applications should not be returned to the Division of Property Taxation. Applications sent to the incorrect address or agency may delay or cause problems with processing your application.

1. Identification of Applicant and Property						
Applicant's First Name, Middle Initial, and Last Name		Social S	Security N	lumber	Date	of Birth
Jeffrey Buske		393608776)		5Aug195	8
Property Address (number & street name)			Schedu	le or Parce	_	
3630 Collins St		2351-262-0	06-017			
City or Town	State	Zip Co	ode	Tel	ephone Nu	mber
Castle Rock	со	80108		72051911	92	
Mailing Address (if different from property address)					x if ownersh	ip is
				held in a l	life estate.	
2. Age, Occupancy, and Ownership Requirements						
Each question must be answered "True" to qualify	using this	form.				
As of January 1 of this year, I am at least 65 years old.			Ē	True		False
The owner of record for the property described above is property has been owned by one or both of us for at lead During periods when the property was owned by my spouse occupied the property as his or her primary	ast 10 cons bouse and r	secutive year not by me, m	ars prior to	January 1	of this yea married, ar	r. nd False
I occupy the property described above as my primary re 10 consecutive years prior to January 1 of this year.	esidence, a	and I have do	ne so for	at least True		False
 Each additional person who occupies the proper (Attach an additional sheet if necessary.) 	ty as his o	r her primar	y resider	ice <u>must</u> b	e listed he	re.
3A. Person who also occupies property as primary res	sidence	Spou	ise	Socia	al Security N	lumber
Renee Sweet		Yes	□ No	52237004	8	
3B.1 Person who also occupies property as primary res	sidence				I Security N	lumber
Jeffrey Buske				39360877	/6	
3B.2 Person who also occupies property as primary res	sidence			Socia	al Security N	Number
4. Affidavit and Signature						
I declare, under penalty of perjury in the second degree (§ 18-8-503, C.R.S.), that the information I provided on this form and on any attachments is correct. Signature: Signer is: Applicant Spouse Applicant Spouse Attorney-in-fact* * Authorization in the form of a court order or power of attorney is required.						
Other Contact:		Tele	ephone Nu	umber:		
(relative, personal representative, etc.)	! -			£ 41		
The assessor must be informed of any change within 60 days of when the change occurs.	in owner	ship or occ	cupancy	of the pro	operty	
Mail or deliver this form to your county assessor by	v July 15.	. We recomi	mend voi	ı obtain a	receipt	
when delivering the form in person, or mail the form			1000			or
prior to July 15 to ensure that it was received.						

Displaying data for the year 2025

3630 COLLINS ST CASTLE ROCK, CO 80108

Ownership Information RENEE M'SWEET 3630 COLLINS ST CASTLE ROCK, CO 80108

Note No Access to actual Front Door on second level, for safety reasons stairway abandoned and removed 20 years ago. Upper deck not used unsafe, soil movement down hill pulling deck from building. Lower walk out level porch unsafe note Yellow caution tape.



Decks on East side are 50 years old in advance state of decay and must be removed and replaced to make way for substantial foundation repairs required to permit building attachment to the foundation required by code.

Currently incorrectly Classified as Single Story Ranch, by inspection you can see it is a split level walk out.

Mobile Modular Home Double Wide Built 1973 does not meet 42 USC 5401

Google

Account #:

R0085016

State Parcel #:

2351-262-06-017

Account Type:

Residential

Tax District:

0225

Neighborhood-Ext: 402-G

Owner Info

RENEE M SWEET 3630 COLLINS ST CASTLE ROCK, CO 80108

Public Land Survey System (PLSS) Location

Quarter: NW; Section: 26; Township: 7; Range: 67

Building Count:

Building Permit Authority:

Douglas County

Phone:

303-660-7497

Subdivision

Name:

SILVER HEIGHTS

Reception No: 0103535

Location Description

LOT 6 BLK 5 SILVER HEIGHTS AMENDED 0.397 AM/L

Disclaimer

The location description may not be a complete legal description of the property.

Map data ©2025

Valuation Info

Year	Actual Value	Assessed Value	Tax Rate	Est. Tax Amount
2024	\$521,457	\$34,930	8.5125%	Tax Calculation
2023	\$521,457	\$34,930	8.5125%	Tax Calculation
2022	\$328,437	\$22,820	8.1993%	\$1,871
2021	\$328,437	\$23,490	8.1066%	\$1,904
2020	\$280,052	\$20,020	8.1818%	\$1,638
2019	\$280,052	\$20,020	8.3364%	\$1,669
2018	\$233,000	\$16,780	8.5080%	\$1,428
2017	\$233,000	\$16,780	7.8929%	\$1,324
2016	\$100,000	\$7,960	7.9116%	\$630
2015	\$100,000	\$7,960	8.0428%	\$640
2014	\$97,000	\$7,720	8.5520%	\$660
2013	\$136,782	\$10,890	8.5477%	\$931
2012	\$140,000	\$11,140	8.5987%	\$958
2011	\$187,319	\$14,910	8.4151%	\$1,255
2010	\$140,000	\$11,140	8.1266%	\$905
2009	\$140,000	\$11,140	8.1031%	\$903
2008	\$249,210	\$19,830	7.6360%	\$1,514
2007	\$249,210	\$19,830	7.5827%	\$1,504
2006	\$250,870	\$19,970	7.5962%	\$1,517

Sales History

Reception No.	Sale Date	Sale Price	Deed Type	Grantor	Grantee
2009035336	05/08/2009	\$121,000	Warranty Deed	LEIGH R DAVIES	RENEE M SWEET
2007064514	07/27/2007	\$0	Quit Claim	LEIGH R DAVIES & CRYSTAL JOY	LEIGH R DAVIES
2004118852	11/17/2004	\$0	Quit Claim Joint	LEIGH R DAVIES	LEIGH R DAVIES & CRYSTAL JOY
2004118851	11/12/2004	\$189,000	Warranty Deed	DANIEL J LYNE	LEIGH R DAVIES
289x191	04/30/1976	\$39,500	Warranty Deed Joint	JERRY W SHEPPARD & DONNA M SHEPPARD	DANIEL J LYNE & MARY J LYNE

Page(2) Error Corrections

Interior is paneling not drywall, as such does not meet 2006 IRC/IBC fire code due Doug Co Ordinance O-007-002 adopts the international fire code. The International Building Code (2006 IBC) requires foam plastic insulation to be separated from the interior of a building by an approved thermal/fire barrier of 1/2-inch gypsum wallboard or equivalent thermal barrier that will prevent temperature rise to not more that 250 degrees F (121 C) in a 15-minute time period. Lower Level Not Finished has no heat, substantial 2018 water damage to lower level.

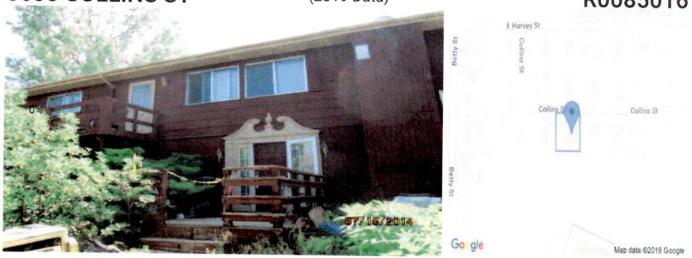
Building Details Modular Factory Built before 1975 42USC5401 Not Built to IBC/IRC Not attached to Permanent Foundation required by IBC 8CCR-142.12.1

Property Type: Year Built: Quality: % Complete: Style:	Residential 1973 Average 100% Modular	Building Use: Single Family Residential Building Use %: 100% Actual Value: \$328,703 Class Code: 1212 Class Code Description: SINGLE FAMILY RES - IMPS
Stories:	1) 2 With walkout Finished	Square Footage: 1,440 sqft
Bedrooms (above ground Bathrooms (above ground Bathrooms)	and): 2 Basement 0%	Assessor's Building ID: 1 Walkout: Y
Basement Area: Finished Bsmt. Area:	Unfinished 1,440 sqft No heat	Fireplaces: 1 0 Vent Removed 2021 Porch/Deck Area: 842 sqft
Total Finished Area:	740 sqft (51%) (51%) 2,180 sqft 1440	Garage Type Garage Area Attached: 0 sqft
Interior:	Drywall 1/8" Panel	Detached: 0 sqft Both Decks Unsafe Not
Exterior:	Frame Siding	Assessor's Building ID: 1 Used must be
Roofing:	Composition Shingle Me	al Type Description Area removed to
Heating:	Forced Air Roof 2021	Porch Wood Deck 170 sqft repair
Additional Features: Wo	No Eiroplace	Porch Wood Deck 672 sqft foundation Fixtures: Bath 4, Bath 3, K Sink W Htr Laundry

2021

Appendix F: 2019 Assessors Report R0085171 (3630 Collins St) subject Mobile Home





Account Information

 Owner Name:
 RENEE M SWEET
 Actual Value:
 \$280,052

 Owner Address:
 3630 COLLINS ST
 Assessed Value:
 \$20,020

CASTLE ROCK, CO 80108 Tax Rate: 8.5080%

Property Type: Residential Estimated taxes: \$1,703

Building Information

Modular Basement Finished SqFt: 0 sqft

Main Square Footage: 1,440 sqft Basement Finished Percent:

1,440 sqft

Total Finished Area: 1,440 sqft Garage Square Footage: 0 sqft
Year Built: 1973 Bedroom Count: 2

Stories: 1 Bathroom Count: 2

Location Description:

Description: LOT 6 BLK 5 SILVER HEIGHTS AMENDED 0.397 AM/L

Acreage: 0.397

2351-262-06-017

Account #: R0085016 St. Parcel #: 2351-262-06-017

Land Details

Land Type:

Residential

Class Code:

1112

Class Code Descr.:

IMPROVED RESIDENTIAL LAND

Acreage:

0.397 acres

LEA Code:

4FF

Land Valuation

Actual Value: \$192,754

Land Attributes: Open Area Local-M, Trees-M, Open Area Medium Impact-M

Land Error Corrections: Fails to note the close proximity to busiest intersection in the city at Allen and Founders/ HY86. Noise Dust I25 and Hy86 and HY85 being on a hill in direct view and minimal attenuation sound path. See Anotated Arial Image Below

Jake-break noise from trucks on I25 hill

Motor Cycle/Race Car/Modified muffler noise during rapid acceleration to I25.

24-7 Emergency sirens pass the busiest intersection in the city at Allen and Founders/HY86.

Lot slope 21% much of it unusable due to grade. Winter access to driveway limited and dangerous due to 20% Street grade, winter parking restriction require parking many blocks away.

Home Depot receiving doc is only 300 feet from our home is a 365/24-7 source of trash and noise with frequent deliveries, forklifts moving inventory and night time shelf resets at 2AM waking us and the neighbors. Receiving and outside storage of inventory a constant source of wind blown trash from packing materials and roll-off dumpsters. Request over the years to clean up and reduce noise Home Depot management generally disregarded. Management forgetting the 9PM noise curfew has a condition of the building permit with Silver Heights and the Town of Castle Rock.



Note: A condensed version of this document was previously submitted to the portal on June 9, 2025, due to file size limitations. Unfortunately, this necessitated the exclusion of essential supporting documentation, which is now included herein. We are providing this in digital format via DVD and thumb drive, along with the 39 exhibits, for your review and consideration.

R0085016 PROTEST 3630 Collins St Castle Rock Colorado Property Overview

The subject property possesses a distinct character. According to land records, it is identified incorrectly as a Ranch Style Modular Home constructed in 1973, predating the standards set forth by 42 USC 5401. The record contains a number of errors noted in (EX.01 Below) regarding fished area, dry wall when it is 1/8" paneling not compliant with Fire code. The assessors report photo does however show the home to be a single story with a walk out, while in error list it as one story ranch style. The photo shows the walk out level deck with yellow tape and no stairwa2 to be removed. The assessor has it condition noted as 'average' when it is below average and in need of serious repairs that we will detail herein.



Image Source DC assessor R0085016

Consequently, county records indicate the absence of comparable properties within a 70-mile radius. The property's age, condition, economical construction, hillside location with a 20% grade, and history of water loss in 2018, along with significant hail damage in 2012 and 2019, contribute to its unique status. The water and hail damage remain largely unaddressed due to the misappropriation of materials and insurance funds by a contractor, which is currently the subject of ongoing litigation (22CV28 and 24CA767).

Despite financial constraints and obligations imposed by insurance and mortgage requirements to complete repairs within two years, our efforts were hindered, further complicated by the COVID-19 pandemic. Notably, our second general contractor, Dan Scariato of Juliesburg Construction (EX.05), succumbed to COVID-19 in 2021. Restoration efforts commenced to

address the water damage affecting the upper-level floor, necessitating floor replacement and the relocation of belongings to on-site POD containers. In the spring of 2019, kitchen (EXH.24, 26,27) demolition began, and due to the absence of a garage, refrigerators were temporarily relocated outdoors. Unfortunately, a severe hailstorm (EX.16) caused damage to the roof, siding, and appliances, necessitating the cessation of restoration efforts and the initiation of a new insurance claim to address storm damage. The damage to the exterior remains un-repaired due contractor stealing water claim funds and insurance company putting claim on hold due to pending litigation. COV-19 shut down the economy, mortgage, insurance companies

In the spring of 2021, the hail-damaged roof was replaced with a metal roof for enhanced hail and fire resistance (EX.17). However, the cumulative impact of the 2012 and 2019 hail events resulted in extensive exterior damage. With ongoing contractor issues and three open claims, State Farm discontinued our coverage, compelling us to secure an expensive construction-type policy (EX.34) that mandated the installation of a video surveillance system and security fence. This requirement conflicted with a court order to remove the fence, exposing us to increased liability due to the attractive nuisance a construction site presents, as outlined in CRS 13-21-111.



Image R0085016 Fireplace Abandoned 2010 Front Chimney Removed 2021 Hail Damaged Exterior remains un-repaired.

Roof and Gutters were completed June 2021, fire place roof vent removed. Chimney enclosure was partly removed to accommodate gutters and new facia board shown above. Without a General Contractor (GC) Insurance company would not move forward with exterior supplementation, litigation with county and GC has stopped work and given Insurance company excuse to drag feet, switch adjusters each week and effectively deny the claim.

Despite having applied for a building permit (EX.19), the county exacerbated the situation by initiating legal action during the COVID-19 pandemic (20cv30437) for storing construction materials (e.g., plywood, drywall, decking, siding) classified as 'wood remnants.' Additionally, the POD containers housing our belongings were deemed 'un-permitted structures,' contradicting county policy (EX.20). It was discovered that the home was never properly attached to the foundation (EX.09), allowing wall movement and necessitating excavation of the foundation wall for significant repairs (EX.14) having moved some 8". A construction fence (EX.06) was erected to mitigate liability, prevent theft of materials, and conceal the construction site. Despite these efforts, the court did not recognize the site as an active construction zone, and ongoing litigation with contractors (22CV28) was disregarded. The County Attorney committed fraud by failing to disclose County Resolution R-19-124 (EX.28), the zoning compliance guide (EX.20), and our building permit, which exempted the action. The county's demand for expedited construction completion was accompanied by a \$41,500 fine (EX.31), and I endured a 30-day jail sentence, which hardly facilitated the process.

The culmination of these challenges has significantly diminished the value of our home. The current valuation is unsupported, as we will demonstrate with a preponderance of evidence. Our analysis reveals that the subject property more closely resembles a mobile modular home not affixed to a foundation, nearing the end of its economic life, akin to EX.13 M0328161, which was demolished in 2021 (Certificate of Destruction Reception# 20211119551).

Process:

Subject was factory built 1973, of unique construction pre-HUD Non-IRC/IBC complaint, lacking a garage, steep grade lot, close proximity to home depot (EXH.39), HY86/I25 road noise, lacking attachment to foundation(EXH.14), major foundation issues (EXH.04), un-repaired extensive water (EXH.24,27) and hail damage we have been unable to find a comparable using standard and advanced assessor search tools.



Quoting p.33 from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39

"Most appraisers /assessors would agree that manufactured homes built to the HUD /1,975

(IRC) code should be valued using comparable homes built to the same code. It would not be practical to use stick built (IRC/IBC/UBC code) homes as comparables due to the fact that manufactured homes generally have lower values or a "stigma." ("Stigma", may be true for manufactured homes that were built prior to 1976, known as mobile homes.) "Stigma could disappear over time, based on the availability of affordable housing in the county. In addition, manufactured homes built to HUD code generally are considered to have a shorter economic life than site built homes (25-35 years), which would also have an impact on the value. Therefore, comparables should be HUD(IRC) code and generally similar in age. "

Subject is a modular home is is pre HUD code NOT built to IRC/IBC if so it would be attached to a permanent foundation as required by the IRC. The lack of attachment (EXH.14) is the reason the foundation wall has moved requiring substantial cost to repair (EXH..04) structure floor provides path for force to resist soil hydraulic pressure.

Quoting WorkShop manual "Once a home is sited and lived in, it becomes unique. No two homes are going to be utilized or maintained exactly alike, even if they come from the same production plant. That is why we emphasize the importance of a PHYSICAL APPRAISAL

3

REPORT in order to determine its LOCAL MARKET VALUE."

Quoting From page 36 Exhibit 39

"The computer assisted mass appraisal (CAMA) process has several parts: market analysis and data collection, model building and calibration of coefficients. A CAMA prot'ram is a family of integrated applications that may include all aspects of property appraising, including but not limited to: auditing, security, real estate data entry, look-up tables, and interactive sales ratio analysis. The assortment of tools is made to fit the county's needs. (For more information on your particular software, visit with your appraisal program vendor.) Specifically, the program can be used to assist in the appraisal of manufactured homes. Information collected can be incorporated into the program database to aid in the valuation of manufactured homes and can include all characteristics. For example: square footage, porches, garages, quality, etc. Another example would be to add descriptor codes and expand on , categories of manufactured homes to what is prevalent in the county.

Categories could include SW: Singlewide, DW: Doublewide, or PH: pre HUD. "

Quoting page-34 of Quoting from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39

"The recognition that manufactured homes are a unique type of construction, which cannot be arbitrarily depreciated, has made this publication unique among its kind. We believe that is the reason why the N.A.D.A. Manufactured Housing Cost Guide has become the most respected and widely used Manufactured Housing value guide in America. This guide book is HUD Title 1, Fannie Mae and Freddie Mac approved, and DVA recognized for appraisal (cost approach) and review purposes."

"Many states are now taxing manufactured homes as real property when attached to fee land by an approved foundation system. Homes with this status may qualify for FHA, DVA, and GSE 30-year mortgages and private secondary money markets. The subject property is NOT attached to a foundation system see Exhibit 14, Exhibit 10, Exhibit 4. The reason for the foundation wall failure is the lack of attachment providing resistance to the hydraulic pressure.

"Once a home is sited and lived in, it becomes unique. No two homes are going to be utilized or maintained exactly alike, even if they come from the same production plant. That is why we emphasize the importance of a PHYSICAL APPRAISAL REPORT in order to determine its LOCAL MARKET VALUE."

Market approach while perhaps preferred is not the only option

Following an exhaustive search using the advanced property locator, we were unable to identify direct comparables (EX.07). Consequently, we determined that the most suitable comparison would be mobile modular homes constructed in the same year, 1973, with identical dimensions of 24x60, totaling 1,440 square feet, and exhibiting similar construction and appearance characteristics. We propose to offer 10 modular homes (as listed below) that are of equivalent size and age. Subsequently, in accordance with **CRS 39-1-104(11)(b)(I)**, adjustments will be applied pursuant to CRS 39-1-104(11)(b)(I) to account for natural events (such as hail), water-related incidents, and regulatory compliance (bringing up to code), in addition to incorporating land considerations.

Table of Comparable Manufactured Modular Homes (Same Size, 1973 Build Date Construction PRE-HUD)

Account #	Year Built	Size Sq-Ft	Sale Date	Sale	Note: Mobile Modular Home has No Land (Leased from Park)
M0211094	1973	1344	10/25/ 23	\$0	Reflects NADA Estimated Value 1973 Mobile Home (EX.03) CRS $39-1-104(11)$ (b)(I) the ending of the economic life of an improvement with only salvage value remaining.
M0211431	1973	1064	11/29/ 23	\$157,500	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 35x actual NADA valuation (EX.03).
M0211473	1973	1440	11/07/ 24	\$100,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 25x actual NADA valuation. (EX.03)
M0211481	1973	1152	05/14/ 25	\$58,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 14x actual NADA valuation. (EX.03)
M0211502	1973	1344	05/01/ 24	\$175,200	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 40x actual NADA valuation. (EX.03)
M0211529	1973	1248	03/09/ 21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
M0211246	1973	1440	05/20/ 21	\$86,300	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 21x actual NADA valuation EX.03.
M0328161*	1973	1440	2021	\$0	*Building was demolished Removed in 2021 (EX.13), reflects NADA 1973 Mobile Home EX.03 End of Economic life CRS 39-1-104(11)(b)(l) â€~the ending

Account #	Year Built	Size Sq-Ft	Sale Date	Sale	Note: Mobile Modular Home has No Land (Leased from Park)
					of the economic life of an improvement with only salvage value remaining}: $\hat{a} \in \mathbb{T}^m *$
M0211422	1973	1344	09/27/ 21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
M0211300	1973	1440	10/25/ 21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
Count Average			10	\$84,700	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 20x actual NADA valuation (EX.03).

Cost Approach (CRS § 39-1-104(2)(a))

The valuation of the property is determined based on the cost required to replace it, deducting any depreciation, such as that resulting from damage.

We propose to provide twelve new modular homes (EX.12) of comparable size, featuring three bedrooms and two bathrooms. The costs will include the removal of existing contents, provision for alternate living arrangements, and the demolition of the current property, as it has reached the end of its economic life according to the NADA valuation (EX.03).

Quoting page-34 of Quoting from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39
"The recognition that manufactured homes are a unique type of construction, which cannot be arbitrarily depreciated, has made this publication unique among its kind. We believe that is the reason why the N.A.D.A. Manufactured Housing Cost Guide has become the most respected and widely used Manufactured Housing value guide in America. This guide book is HUD Title 1, Fannie Mae and Freddie Mac approved, and DVA recognized for appraisal (cost approach) and review purposes."

Additionally, the land value will be considered, and adjustments will be made in accordance with CRS 39-1-104(11)(b)(l) for natural events (such as hail), water-related incidents, and regulatory requirements to ensure compliance with current codes.

During the restoration process addressing the water release that damaged the upper-level floor, it became necessary to replace the flooring and temporarily store contents in on-site PODs or containers.

The subject property was not originally constructed in accordance with 42 USC 5401, and therefore, it does not comply with most contemporary energy, fire, and building codes. The costs associated with bringing the property into compliance are considerable.

Adjustments CRS 39-1-104(11)(b)(I)

Pursuant to CRS 39-1-104(11)(b)(l)^1 The Cost Approach and market approach allow for increases/decreases adjustments for:

- 1. accident (2018 Water Loss); EX.15
- 2. detrimental acts of nature
 - 1. Hail Damage Exterior 2019 EX.16
 - 1. Roof EX.16.
 - 2. Exterior EX.05, EX.16
 - 3. Soil Movement 20% lot Grade soil movement gravity
 - 1. Soil Movement Damaging Foundation Wall requires excavation and repair. EX.06
 - 2. Soil Movement Damaging Foundation requires home attachment to resist movement.EX.08.06
 - 3. Soil Movement Damaging Front deck has ripped the deck and stairway from home. EX.05-06
- 4. Soil Movement Damaging Foundation Wall, Decks East and West
 - 1. East Deck Removal, Excavation, Attachment, Deck Replacement EX.05, EX.06
- 5. Soil Movement Damaging West Upper Deck Entry Way Front Door EX.05, EX.06
- 6. West Deck Removal, Excavation, Deck Replacement EX.05
- 7. New regulations restricting or increasing the use'

- Energy Code Requires Exterior Wall Insulation R-19 EX.05,
 Fire Code Requires Exterior Wall 15 min Fire Barrier e.g., dry wall vs 1/8" paneling 2018 Fire Code
- 3. Building Code Requires Home attached to permanent foundation 8CCR 1302-14 and related 42USC5401

Cost Approach and Market Approach Analysis Table

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a)	MARKET APPROACH Comparable Mobile Modular Adjust + Land -Damage
Average Cost of 12 New Modular 1400-1800 sqft Homes EX.12	\$174,000	
Average Sale of 10 Mobile Build 1973 1300-1800 sqft Homes EX.02		\$84,700
**Estimate demolish Subject Property	\$10,000	
Shipping Modular Home from mfg. (estimated)	\$10,000	
Extra Crane Fee to lift Move Inter-modal Containers out of way to permit home placement on foundation.	\$5,000	
Delivery Setup (estimated)	\$10,000	
Cost/fees/permits/taxes (estimated)	\$10,000	
Replacement with Like Modular Home (Building only) Cost Approach CRS § 39-1-104(2)(a))	\$219,000	
Adjustments per CRS 39-1-104(11)(b)(I)		
Cost Interior walls, exterior, insulation, roll off, Deck Remove replace EX.05	-\$192,000	-\$192,000
Repair Existing foundation EX.04 9		-\$12,552

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a)	Modular Adinat . Land
New foundation (estimated)	-\$35,000	
Landscape after foundation Remove/replace retain walls grading Trees Replaced	-\$8,000	
Cost Attachment to Foundation EX.08		-\$33,854
Certificate of attachment CRS 38-29-202, CRS 38-29-112	-\$225	-\$225
Metal Roof (Catalog home single roof standard Metal is premium needed for Colorado hail and fire resistance) New metal roof was installed subject property in 2021. EX.17	-\$13,743	
Install Replace Kitchen Cabinets EX.06 Upgrade Cherry	-\$4,000	
Construction Fence Video Security (required by CODE, insurance EX.36	-\$3,500	-\$7,469
Permits Fees/cleaning (estimated)	-\$5,000	-\$5,000
Crane Fee to lift Move Inter-modal Containers out of way to permit home placement on foundation.	-\$5,000	
Living off site 4 mo while repairs effected alternate housing Apartment/Mobile Home cost temporary move in-out. (estimated) 2-mo for new build	-\$12,000	-\$16,000

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a)	Modular Adjust a land
Cost pack out home from EX.37,	-\$30,240	
Cost pack in home from EX.37	-\$30,240	
County Judgment restricting land use alleged zoning violations EX.21	-\$41,500	-\$41,500
Total Adjustments per CRS 39-1-104(11)(b)(l) Decrease	-\$380,448	-\$308,600
Land Valuation (2024) Adjustments per CRS 39-1-104(11)(b)(I) Increase	\$229,709	\$229,709.00
Estimated Valuation	\$68,261	\$5,809
The low Valuation Using Comparable Approach demonstrates the subject Property is at end of economic life i.e. salvage value with combined with inflation. The current valuation of \$512,443 is not supported, also reveals the NADA valuation EX.03 to be accurate.		

EX.39 Page 33 {here are several definitions used when discussing manufactured housing. he following are portions of the definitions provided by two cost valuing guides: Marshall and Swift and N.A.D.A Manufactured Housing Appraisal Guide. (Please note the market approach is the only approach used in valuing residential property in Colorado. Cost manuals should only be used as tools as a market influenced cost approach, also know as MICA.) (See Exhibit.03)

Statutory Requirements and Evidence Submission, CRS 39-5-122, Challenging Market Approach with Damage Evidence:

The statutes require supporting evidence for any adjustments, which are substantiated by Exhibits 01-37, as detailed in the table below. The Douglas County website designated for the submission of this protest, accessible at Douglas County Appeals, is unfortunately limited to a maximum of 5 files and 5 megabytes. This limitation is, predictably, insufficient for the requirements of this task. As as work around a copy of this report and Exhibits was mailed to the Assessor bu US-mails in thumb. We shall proceed to upload the summary and, if requested or if the matter proceeds to appeal, we will, in accordance with Rule-11, provide the Exhibits on a thumb drive and/or DVD.

CRS 39-5-122, Challenging Market Approach with Damage Evidence:

It is noteworthy that the Exhibits illustrate the current condition of the property, as the county action 2020CV30437, coinciding with the COVID-19 pandemic and the misappropriation of our funds and materials, has effectively halted our restoration efforts. Fortunately, the county zoning department documented our construction site (EX.31) as evidence of some alleged zoning violation. The work site contained wood remnants, fixtures, and POD containers with building supplies. Indeed, we applied for a permit (EX.19), erected a customary construction security fence commonly seen around town to secure the site, and even informed them by certified mail (EX.33).

R0085016-EX.06(Subject 1 min Photo walk around Subject Property)

R0085016-EX.24(2018 Water loss Damage photos)

R0085016-EX.26(US BANK Water Hail Loss Inspection Photos 21jan21)

R0085016-EX.27(2018 property damage photos packed to PODs)

R0085016-EX.31(2020 Complaint with property condition Photos 20CV30437)

Current Property Condition and Legal Challenges

The current state of the property, compounded by ongoing legal disputes and the potential for additional county actions, renders the residence unmarketable. It may only be feasible to consider the property as raw land, necessitating the demolition of the existing structure and subsequent sale of the lot. Typically, valuation depends on a willing and informed seller engaging with a willing and informed buyer; however, the prevailing circumstances do not support such a transaction.

This situation represents an exceptional convergence of events, akin to a 'perfect storm': water damage, an unsuccessful insurance restoration due to contractor theft, significant hail damage, the COVID-19 pandemic, court closures, lockdowns, and charges initiated by the county. These charges resulted in 30 days of incarceration for the presence of a fence and POD containers, with fines surpassing the original water insurance claim. The situation is indeed extraordinary.

County Zoning Enforcement and the county Attorney proceeded with action (EX.31) during the COVID-19 pandemic, disregarding the fact that we possessed a building permit (EX.16) and that construction was underway. According to their own policies (EX.20), POD/containers are permitted.

Due to the absence of a garage, a water damage claim necessitated adjuster approval (E.15) to pack belongings into an inter-modal container for storage. As a result for the past six years, we have been living out of boxes, uncertain of when the civil case 22CV28 and appeal 24CA767 will be resolved, or if the county will proceed with eviction and foreclosure (EX.18). We are both enthusiastic horticulturalists and enjoy cultivating a garden for growing wholesome food. The higher elevation of Castle Rock, Colorado (6300') results in a short growing season with late snow/frost, damaging hail, cold nights, and early frost. A simple "hoop house" (EX.23) season extender "ornamental shade" lacking a foundation is recommended by Colorado University.

1. The water damage claim exposed the lack of attachment thus required excavation to correct a foundation wall that was damaged due to its lack resistance to the lateral hydraulic forces to the foundation wall. This necessitated the erection of a construction fence to mitigate liability (attractive nuisance) and protect the home and construction materials from vandalism and theft. In 2019, the county also mandated, via letter, a visual barrier to obscure construction debris, appliances (refrigerators moved for repairs), and wood remnants (e.g., replacement decking, flooring plywood, drywall, insulation, and siding). This resulted in county action 2020CV30437, leading to 30 days of incarceration and \$41,550 in fines for having "hoop houses," (EX.23) inter-modal/POD containers, and, heaven forbid, a customary construction fence the county requested and prudence required.

Property Assessment Analysis

The property in question is identified as a mobile modular home and bears the closest resemblance to mobile and modular homes utilized for comparable purposes within the market and cost approaches. Subsequent adjustments were made to account for natural events,

accidents, vandalism, building codes (regulations), and new regulations and/or court orders.

According to the preponderance of evidence presented, supported by exhibits in accordance with RBAA Rule 19, the burden of proof shifts to the Assessor to substantiate his or her valuation. The case of BAA v. Sampson, 105 P.3d 198 (2005), presents a similar scenario involving a modular home not secured to a permanent foundation.

In conclusion, the subject property has not been certified as affixed to a permanent location or foundation pursuant to CRS 38-29-202. The subject property, constructed in 1973, was not manufactured in accordance with CRS 38-29-202 to be affixed to a permanent location or foundation. CRS 39-1-102(7.8) defines a "Manufactured home."

In the case of Douglas County District Court 2020CV30437 (EX.21, EX.31), it was determined that "hoop houses" (EX.23), unattached 'ornamental garden shade' (EX.23), and inter-modal POD/containers are considered "structures" requiring building permits. Similarly, Douglas County zoning (EX.33) concluded that "fences" are "structures" necessitating building permits. A determination is required as to whether these "structures" should be included in the property for real estate taxation purposes.

We present our estimated valuation for R0085016 at \$5,809 USD.

Thank you for your consideration.

Renee Sweet

Jeffrey Buske

Footnotes:

CRS 39-1-104(11)(b)(I) The provisions of subsection (10.2) of this section are not intended to prevent the assessor from taking into account, in determining actual value for the years which intervene between changes in the level of value, any unusual conditions in or related to any real property which would result in an increase or decrease in actual value. If any real property has not been assessed at its correct level of value, the assessor shall revalue such property for the intervening year so that the actual value of such property will be its correct level of value; however, the assessor shall not revalue such property above or below its correct level of value except as necessary to reflect the increase or decrease in actual value attributable to an unusual condition. For the purposes of this paragraph (b) and except as otherwise provided in this paragraph (b), an unusual condition which could result in an increase or decrease in actual value is limited to the installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, the creation of a condominium ownership of real property as recognized in the "Condominium Ownership Act", article 33 of title 38, C.R.S., any new regulations restricting or increasing the use of the land, or a combination thereof, ..., any detrimental acts of nature, and any damage due to accident, vandalism, fire, or explosion.

When taking into account such unusual conditions which would increase or decrease the actual value of a property, the assessor **must** relate such changes to the level of value as if the conditions had existed at that time. (emphasis added)

Exhibits and Evidence:

RBAA Rule 9: Discovery if this goes to appeal we will be asking for discovery.

Pursuant to BRAA Rule 13, Subpoenas for Production of Records we anticipate requesting issuance of subpoenas for records and/or persons.

RBAA Rule-11 must share Exhibits 28 days before hearing

Per RBAA Rule 11, Exchange of Documentary Evidence 28 days before trial hearing Exhibits Thumb Drive

RBAA Rule 21, Submission of Stipulations/Agreements as to Facts and/or Law RBAA Rule 24

RBAA Rule 21

RBAA Rule 21, concerning the Submission of Stipulations/Agreements regarding Facts and/or Law, stipulates that if the Board of County Commissioners (BOCC) does not agree that the subject property requires attachment to a permanent foundation, the matter will present a legal question to the Board of Assessment Appeals (BAA). The existence of natural events, accidents, and regulations that diminish the value of the subject property must be considered. Should the BAA be unable to render a legal determination, it is necessary to request dismissal in accordance with BRAA Rule 24, thereby transferring the issue to a court of competent jurisdiction where a Judge can make the requisite determination. BRAA Rule 24 pertains to Dismissal for Lack of Jurisdiction.

In the case of Douglas County District Court 2020CV30437, it was determined that "hoop houses" are classified as 'ornamental garden shade' and that Inter-modal POD/containers are considered "structures" requiring building permits. A determination is required as to whether these "structures" should be incorporated into the property for taxation purposes.

Exhibits (Provided on Separate Thumb Drive)

All of the Exhibits below comply with RBAA Rule 20, Copies and Size of Evidence. The county web portal limits applicants to five files, completely inadequate for the 35 exhibits. The statues require supporting documentation however state procedures limiting appellant to 5 files not to exceed 5 megabytes, do not comport with statutory requirements.

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R0085016-EX.01(R0085016, 3630 Collins Double Wide 1973(2025))
 R0085016-EX.02(Comparable Sales Mobile Homes same construction, age and soft.)
 R0085016-EX.03(NADA Valuation Evidence of End of Economic Life)
 R0085016-EX.04(Foundation Repair Estimate $12,552)
 R0085016-EX.05(Juliesburg Construction Quote $190.844.00)
 R0085016-EX.06(Subject 1 min Photo walk around Subject Property)
 R0085016-EX.07(No Comparable found for M0211529, M0211246, M0328161, M0211422)
 R0085016-EX.08(3630 Collins Attach to foundation Estimate -$33.854)
 R0085016-EX.09(Buske has Interest in Property can testify in Protest action)
 R0085016-EX.10 (CCR and CRS Related to Home Attachment to Permanent Foundation)
   Requirements (Take Judicial Notice))
 R0085016-EX.11(ORDINANCE NO. 0-019-002 Adoption of Fire Code requires Dry wall Fire
   Retardant 15 min)
R0085016-EX.12(New Modular Homes Building only Replacement with Like Cost Approach
   CRS § 39-1-104(2)(a))
R0085016-EX.13(Mobile Home Demolished 2021 M0328161 9669 Spruce Mtn Rd #9 End of
   Economic Life)
R0085016-EX.14R(P.E. Report Sweet Structure attachment report $500)
R0085016-EX.15 Insurance Water Loss Select Pages
R0085016-EX.16(Insurance Hail Loss 2019 8June19 roof Siding Total)
R0085016-EX.17(New Metal Roof Gutters 2021 $13743)
R0085016-EX.18(County threatens more jail time eviction and foreclosure)
R0085016-EX.19(Building Permit 20-00478 R0085016)
CR0085016-EX.20(Zoning Compliance Guide Inter-modal container permitted W Build
   Permit)
CR0085016-EX.21(ORDER GRANTING PERMANENT INJUNCTION 2020CV30437)
R0085016-EX.22( SENATE BILL 22-238 Exemption for Mobile Home )
R0085016-EX.23(Hoop House 'Structure" Season Extender Colorado state university
   (CSU))
R0085016-EX.24(2018 Water loss Damage photos)
R0085016-EX.25.4(M0211422 comparable Double Wide_1973(2025)
R0085016-EX.26(US BANK Water Hail Loss Inspection Photos 21jan21)
R0085016-EX.27(2018 property damage photos packed to PODs)
R0085016-EX.28(BOCC Resolution NO R-019-124 AMENDMENTS TO THE 2018
  INTERNATIONAL RESIDENTIAL CODE (IRC))
R0085016-EX.29(BOCC trespassed on title with fraudulent lien $41,550)
R0085016-EX.30(Lien Holder Buske has interest can testify at proceedings)
R0085016-EX.31(2020 Complaint with property condition Photos 20CV30437)
R0085016-EX.32(Deck(s) Remove replace quote Estimate)
R0085016-EX.33(County letter requesting visual barrier and removal of structures)
R0085016-EX.34(Builders Ins Application 8May23)
R0085016-EX.35( Complaint 22cv28 )
R0085016-EX.36(Security system Fencing $3,500)
R0085016-EX.37(Estimated Cost to Pack out Home To Storage on and off site)
R0085016-EX.38(Aerial View Subject 2023)
R0085016-EX.39(Assessor_Modular_Workshop_Manual)
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Witness List: (For Appeal)

In the event to goes to appeal, proposed witness list below:

- 1. NADA Representative: person that prepared the report and/or is has first hand knowledge as to how the report was made.
- 2. Jeff Buske: testify construction, repairs, litigation, all photographs first hand
- 3. Michael Cary Zoning Manager Determination Building Permit for Structures
- 4. Others TBD for rebuttal and impeachment purposes.
- 5. Pursuant to BRAA Rule 13, Subpoenas for Production of Records we anticipate requesting issuance of subpoenas for records and/or persons.

Reference:

CRS Colorado Revised Statutes

CCR

Rules of the Board of Assessment Appeals

Comparable sales Modular Home/ Mobile Homes 2020Cv30437 BOCC V Sweet (Doug Co) 2022CV028 Sweet Buske v Super Frank LLC et. al.(Doug Co) 24CA767 COA

Certificate of Service

The a reduced version of the document supra was uploaded to the Douglas County Assessor on 9Jun25. By Jeff Buske

Due burdensome file size limitations (5 Mb) and number of files 5 of the Assessors office applicant was required to remove critical content to satisfy said limitations.

NOTE: A more complete copy was emailed to the assessors office, a thumb drive containing the 39 supporting exhibits was priority us-mailed to the assessors office. 8July25

Note: A condensed version of this document was previously submitted to the portal on June 9, 2025, due to file size limitations. Unfortunately, this necessitated the exclusion of essential supporting documentation, which is now included herein. We are providing this in digital format via DVD and thumb drive, along with the 39 exhibits, for your review and consideration.

R0085016 PROTEST 3630 Collins St Castle Rock Colorado Property Overview

The subject property possesses a distinct character. According to land records, it is identified incorrectly as a Ranch Style Modular Home constructed in 1973, predating the standards set forth by 42 USC 5401. The record contains a number of errors noted in (EX.01 Below) regarding fished area, dry wall when it is 1/8" paneling not compliant with Fire code. The assessors report photo does however show the home to be a single story with a walk out, while in error list it as one story ranch style. The photo shows the walk out level deck with yellow tape and no stairwa2 to be removed. The assessor has it condition noted as 'average' when it is below average and in need of serious repairs that we will detail herein.



Image Source DC assessor R0085016

Consequently, county records indicate the absence of comparable properties within a 70-mile radius. The property's age, condition, economical construction, hillside location with a 20% grade, and history of water loss in 2018, along with significant hail damage in 2012 and 2019, contribute to its unique status. The water and hail damage remain largely unaddressed due to the misappropriation of materials and insurance funds by a contractor, which is currently the subject of ongoing litigation (22CV28 and 24CA767).

Despite financial constraints and obligations imposed by insurance and mortgage requirements to complete repairs within two years, our efforts were hindered, further complicated by the COVID-19 pandemic. Notably, our second general contractor, Dan Scariato of Juliesburg Construction (EX.05), succumbed to COVID-19 in 2021. Restoration efforts commenced to

address the water damage affecting the upper-level floor, necessitating floor replacement and the relocation of belongings to on-site POD containers. In the spring of 2019, kitchen (EXH.24, 26,27) demolition began, and due to the absence of a garage, refrigerators were temporarily relocated outdoors. Unfortunately, a severe hailstorm (EX.16) caused damage to the roof, siding, and appliances, necessitating the cessation of restoration efforts and the initiation of a new insurance claim to address storm damage. The damage to the exterior remains un-repaired due contractor stealing water claim funds and insurance company putting claim on hold due to pending litigation. COV-19 shut down the economy, mortgage, insurance companies

In the spring of 2021, the hail-damaged roof was replaced with a metal roof for enhanced hail and fire resistance (EX.17). However, the cumulative impact of the 2012 and 2019 hail events resulted in extensive exterior damage. With ongoing contractor issues and three open claims, State Farm discontinued our coverage, compelling us to secure an expensive construction-type policy (EX.34) that mandated the installation of a video surveillance system and security fence. This requirement conflicted with a court order to remove the fence, exposing us to increased liability due to the attractive nuisance a construction site presents, as outlined in CRS 13-21-

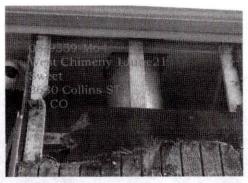


Image R0085016 Fireplace Abandoned 2010 Front Chimney Removed 2021 Hail Damaged Exterior remains un-repaired.

Roof and Gutters were completed June 2021, fire place roof vent removed. Chimney enclosure was partly removed to accommodate gutters and new facia board shown above. Without a General Contractor (GC) Insurance company would not move forward with exterior supplementation, litigation with county and GC has stopped work and given Insurance company excuse to drag feet, switch adjusters each week and effectively deny the claim.

Despite having applied for a building permit (EX.19), the county exacerbated the situation by initiating legal action during the COVID-19 pandemic (20cv30437) for storing construction materials (e.g., plywood, drywall, decking, siding) classified as 'wood remnants.' Additionally, the POD containers housing our belongings were deemed 'un-permitted structures,' contradicting county policy (EX.20). It was discovered that the home was never properly attached to the foundation (EX.09), allowing wall movement and necessitating excavation of the foundation wall for significant repairs (EX.14) having moved some 8". A construction fence (EX.06) was erected to mitigate liability, prevent theft of materials, and conceal the construction site. Despite these efforts, the court did not recognize the site as an active construction zone, and ongoing litigation with contractors (22CV28) was disregarded. The County Attorney committed fraud by failing to disclose County Resolution R-19-124 (EX.28), the zoning compliance guide (EX.20), and our building permit, which exempted the action. The county's demand for expedited construction completion was accompanied by a \$41,500 fine (EX.31), and I endured a 30-day jail sentence, which hardly facilitated the process.

The culmination of these challenges has significantly diminished the value of our home. The current valuation is unsupported, as we will demonstrate with a preponderance of evidence. Our analysis reveals that the subject property more closely resembles a mobile modular home not affixed to a foundation, nearing the end of its economic life, akin to EX.13 M0328161, which was demolished in 2021 (Certificate of Destruction Reception# 20211119551).

Process:

Subject was factory built 1973, of unique construction pre-HUD Non-IRC/IBC complaint, lacking a garage, steep grade lot, close proximity to home depot (EXH.39), HY86/I25 road noise, lacking attachment to foundation(EXH.14), major foundation issues (EXH.04), un-repaired extensive water (EXH.24,27) and hail damage we have been unable to find a comparable using standard and advanced assessor search tools.

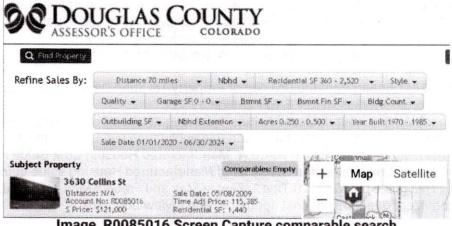


Image R0085016 Screen Capture comparable search

Quoting p.33 from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39

"Most appraisers /assessors would agree that manufactured homes built to the HUD /1.975

(IRC) code should be valued using comparable homes built to the same code. It would not be practical to use stick built (IRC/IBC/UBC code) homes as comparables due to the fact that manufactured homes generally have lower values or a "stigma." ("Stigma", may be true for manufactured homes that were built prior to 1976, known as mobile homes.) "Stigma could disappear over time, based on the availability of affordable housing in the county. In addition, manufactured homes built to HUD code generally are considered to have a shorter economic life than site built homes (25-35 years), which would also have an impact on the value. Therefore, comparables should be HUD(IRC) code and generally similar in age. "

Subject is a modular home is is pre HUD code NOT built to IRC/IBC if so it would be attached to a permanent foundation as required by the IRC. The lack of attachment (EXH.14) is the reason the foundation wall has moved requiring substantial cost to repair (EXH..04) structure floor provides path for force to resist soil hydraulic pressure.

Quoting WorkShop manual "Once a home is sited and lived in, it becomes unique. No two homes are going to be utilized or maintained exactly alike, even if they come from the same production plant. That is why we emphasize the importance of a PHYSICAL APPRAISAL

3

REPORT in order to determine its LOCAL MARKET VALUE."

Quoting From page 36 Exhibit 39

"The computer assisted mass appraisal (CAMA) process has several parts: market analysis and data collection, model building and calibration of coefficients.

A CAMA prot'ram is a family of integrated applications that may include all aspects of property appraising, including but not limited to: auditing, security, real estate data entry, look-up tables, and interactive sales ratio analysis. The assortment of tools is made to fit the county's needs. (For more information on your particular software, visit with your appraisal program vendor.) Specifically, the program can be used to assist in the appraisal of manufactured homes. Information collected can be incorporated into the program database to aid in the valuation of manufactured homes and can include all characteristics. For example: square footage, porches, garages, quality, etc. Another example would be to add descriptor codes and expand on , categories of manufactured homes to what is prevalent in the county. Categories could include SW: Singlewide, DW: Doublewide, or PH: pre HUD. "

Quoting page-34 of Quoting from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39

"The recognition that manufactured homes are a unique type of construction, which cannot be arbitrarily depreciated, has made this publication unique among its kind. We believe that is the reason why the **N.A.D.A.** Manufactured Housing Cost Guide has become the most respected and widely used Manufactured Housing value guide in America. This guide book is HUD Title 1, Fannie Mae and Freddie Mac approved, and DVA recognized for appraisal (cost approach) and review purposes."

"Many states are now taxing manufactured homes as real property when attached to fee land by an approved foundation system. Homes with this status may qualify for FHA, DVA, and GSE 30-year mortgages and private secondary money markets. The subject property is NOT attached to a foundation system see Exhibit 14, Exhibit 10, Exhibit 4. The reason for the foundation wall failure is the lack of attachment providing resistance to the hydraulic pressure.

"Once a home is sited and lived in, it becomes unique. No two homes are going to be utilized or maintained exactly alike, even if they come from the same production plant. That is why we emphasize the importance of a PHYSICAL APPRAISAL REPORT in order to determine its LOCAL MARKET VALUE."

Market approach while perhaps preferred is not the only option

Following an exhaustive search using the advanced property locator, we were unable to identify direct comparables (EX.07). Consequently, we determined that the most suitable comparison would be mobile modular homes constructed in the same year, 1973, with identical dimensions of 24x60, totaling 1,440 square feet, and exhibiting similar construction and appearance characteristics. We propose to offer 10 modular homes (as listed below) that are of equivalent size and age. Subsequently, in accordance with CRS 39-1-104(11)(b)(I), adjustments will be applied pursuant to CRS 39-1-104(11)(b)(I) to account for natural events (such as hail), water-related incidents, and regulatory compliance (bringing up to code), in addition to incorporating land considerations.

Table of Comparable Manufactured Modular Homes (Same Size, 1973 Build Date Construction PRE-HUD)

Account #	Year Built	Size Sq-Ft	Sale Date	Sale	Note: Mobile Modular Home has No Land (Leased from Park)
M0211094	1973	1344	10/25/ 23	\$0	Reflects NADA Estimated Value 1973 Mobile Home (EX.03) CRS 39-1-104(11) (b)(I) the ending of the economic life of an improvement with only salvage value remaining.
M0211431	1973	1064	11/29/ 23	\$157,500	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 35x actual NADA valuation (EX.03).
M0211473	1973	1440	11/07/ 24	\$100,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 25x actual NADA valuation. (EX.03)
M0211481	1973	1152	05/14/ 25	\$58,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 14x actual NADA valuation. (EX.03)
M0211502	1973	1344	05/01/ 24	\$175,200	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 40x actual NADA valuation. (EX.03)
M0211529	1973	1248	03/09/ 21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
M0211246	1973	1440	05/20/ 21	\$86,300	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 21x actual NADA valuation EX.03.
M0328161*	1973	1440	2021	\$0	*Building was demolished Removed in 2021 (EX.13), reflects NADA 1973 Mobile Home EX.03 End of Economic life CRS 39-1-104(11)(b)(I) †the ending

Account #	Year Built	Size Sq-Ft	Sale Date	Sale	Note: Mobile Modular Home has No Land (Leased from Park)
					of the economic life of an improvement with only salvage value remaining}: $\hat{a} \in \mathbb{R}^m \times \mathbb{R}$
M0211422	1973	1344	09/27/ 21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
M0211300	1973	1440	10/25/ 21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
Count Average			10	\$84,700	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 20x actual NADA valuation (EX.03).

Cost Approach (CRS § 39-1-104(2)(a))

The valuation of the property is determined based on the cost required to replace it, deducting any depreciation, such as that resulting from damage.

We propose to provide twelve new modular homes (EX.12) of comparable size, featuring three bedrooms and two bathrooms. The costs will include the removal of existing contents, provision for alternate living arrangements, and the demolition of the current property, as it has reached the end of its economic life according to the NADA valuation (EX.03).

Quoting page-34 of Quoting from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39 "The recognition that manufactured homes are a unique type of construction, which cannot be arbitrarily depreciated, has made this publication unique among its kind. We believe that is the reason why the N.A.D.A. Manufactured Housing Cost Guide has become the most respected and widely used Manufactured Housing value guide in America. This guide book is HUD Title 1, Fannie Mae and Freddie Mac approved, and DVA recognized for appraisal (cost approach) and review purposes."

Additionally, the land value will be considered, and adjustments will be made in accordance with CRS 39-1-104(11)(b)(l) for natural events (such as hail), water-related incidents, and regulatory requirements to ensure compliance with current codes.

During the restoration process addressing the water release that damaged the upper-level floor, it became necessary to replace the flooring and temporarily store contents in on-site PODs or containers.

The subject property was not originally constructed in accordance with 42 USC 5401, and therefore, it does not comply with most contemporary energy, fire, and building codes. The costs associated with bringing the property into compliance are considerable.

Adjustments CRS 39-1-104(11)(b)(I)

Pursuant to CRS 39-1-104(11)(b)(I)^1 The Cost Approach and market approach allow for increases/decreases adjustments for:

- 1. accident (2018 Water Loss); EX.15
- 2. detrimental acts of nature
 - 1. Hail Damage Exterior 2019 EX.16
 - 1. Roof EX.16.
 - 2. Exterior EX.05, EX.16
 - 3. Soil Movement 20% lot Grade soil movement gravity
 - 1. Soil Movement Damaging Foundation Wall requires excavation and repair. EX.06
 - 2. Soil Movement Damaging Foundation requires home attachment to resist movement.EX.08.06
 - 3. Soil Movement Damaging Front deck has ripped the deck and stairway from home. EX.05-06
- 4. Soil Movement Damaging Foundation Wall, Decks East and West
 - 1. East Deck Removal, Excavation, Attachment, Deck Replacement EX.05,EX.06
- 5. Soil Movement Damaging West Upper Deck Entry Way Front Door EX.05, EX.06
- 6. West Deck Removal, Excavation, Deck Replacement EX.05
- 7. New regulations restricting or increasing the use'

- Energy Code Requires Exterior Wall Insulation R-19 EX.05,
- 2. Fire Code Requires Exterior Wall 15 min Fire Barrier e.g., dry wall vs 1/8" paneling 2018 Fire Code
- 3. Building Code Requires Home attached to permanent foundation 8CCR 1302-14 and related 42USC5401

Cost Approach and Market Approach Analysis Table

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a)	MARKET APPROACH Comparable Mobile Modular Adjust + Land -Damage		
Average Cost of 12 New Modular 1400-1800 sqft Homes EX.12	\$174,000			
Average Sale of 10 Mobile Build 1973 1300-1800 sqft Homes EX.02		\$84,700		
**Estimate demolish Subject Property	\$10,000			
Shipping Modular Home from mfg. (estimated)	\$10,000			
Extra Crane Fee to lift Move Inter-modal Containers out of way to permit home placement on foundation.	\$5,000			
Delivery Setup (estimated)	\$10,000			
Cost/fees/permits/taxes (estimated)	\$10,000			
Replacement with Like Modular Home (Building only) Cost Approach CRS § 39-1-104(2)(a))	\$219,000			
Adjustments per CRS 39-1-104(11)(b)(I)				
Cost Interior walls, exterior, insulation, roll off, Deck Remove replace EX.05	-\$192,000	-\$192,000		
Repair Existing foundation EX.04 9		-\$12,552		

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a)	Comparable Mobile Modular Adjust + Land -Damage		
New foundation (estimated)	-\$35,000			
Landscape after foundation Remove/replace retain walls grading Trees Replaced	-\$8,000			
Cost Attachment to Foundation EX.08		-\$33,854		
Certificate of attachment CRS 38-29-202, CRS 38-29-112	-\$225	-\$225		
Metal Roof (Catalog home single roof standard Metal is premium needed for Colorado hail and fire resistance) New metal roof was installed subject property in 2021. EX.17	-\$13,743			
Install Replace Kitchen Cabinets EX.06 Upgrade Cherry	-\$4,000			
Construction Fence Video Security (required by CODE, insurance EX.36	-\$3,500	-\$7,469		
Permits Fees/cleaning (estimated)	-\$5,000	-\$5,000		
Crane Fee to lift Move Inter-modal Containers out of way to permit home placement on foundation.	-\$5,000			
Living off site 4 mo while repairs effected alternate housing Apartment/Mobile Home cost temporary move in-out. (estimated) 2-mo for new build	-\$12,000	-\$16,000		

MARKET APPROACH

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a)	Comparable Mobile Modular Adjust + Land -Damage
Cost pack out home from EX.37,	-\$30,240	
Cost pack in home from EX.37	-\$30,240	
County Judgment restricting land use alleged zoning violations EX.21	-\$41,500	-\$41,500
Total Adjustments per CRS 39-1-104(11)(b)(l) Decrease	-\$380,448	-\$308,600
Land Valuation (2024) Adjustments per CRS 39-1-104(11)(b)(I) Increase	\$229,709	\$229,709.00
Estimated Valuation	\$68,261	\$5,809
The law Valuation Using Compared Approach demonstrates the		

MADVET ADDDOACH

The low Valuation Using Comparable Approach demonstrates the subject Property is at end of economic life i.e. salvage value with combined with inflation. The current valuation of \$512,443 is not supported, also reveals the NADA valuation EX.03 to be accurate.

EX.39 Page 33 {here are several definitions used when discussing manufactured housing. he following are portions of the definitions provided by two cost valuing guides: Marshall and Swift and N.A.D.A Manufactured Housing Appraisal Guide. (Please note the market approach is the only approach used in valuing residential property in Colorado. Cost manuals should only be used as tools as a market influenced cost approach, also know as MICA.) (See Exhibit.03)

Statutory Requirements and Evidence Submission, CRS 39-5-122, Challenging Market Approach with Damage Evidence:

The statutes require supporting evidence for any adjustments, which are substantiated by Exhibits 01-37, as detailed in the table below. The Douglas County website designated for the submission of this protest, accessible at Douglas County Appeals, is unfortunately limited to a maximum of 5 files and 5 megabytes. This limitation is, predictably, insufficient for the requirements of this task. As as work around a copy of this report and Exhibits was mailed to the Assessor bu US-mails in thumb. We shall proceed to upload the summary and, if requested or if the matter proceeds to appeal, we will, in accordance with Rule-11, provide the Exhibits on a thumb drive and/or DVD.

CRS 39-5-122, Challenging Market Approach with Damage Evidence:

It is noteworthy that the Exhibits illustrate the current condition of the property, as the county action 2020CV30437, coinciding with the COVID-19 pandemic and the misappropriation of our funds and materials, has effectively halted our restoration efforts. Fortunately, the county zoning department documented our construction site (EX.31) as evidence of some alleged zoning violation. The work site contained wood remnants, fixtures, and POD containers with building supplies. Indeed, we applied for a permit (EX.19), erected a customary construction security fence commonly seen around town to secure the site, and even informed them by certified mail (EX.33).

R0085016-EX.06(Subject 1 min Photo walk around Subject Property)

R0085016-EX.24(2018 Water loss Damage photos)

R0085016-EX.26(US BANK Water Hail Loss Inspection Photos 21jan21)

R0085016-EX.27(2018 property damage photos packed to PODs)

R0085016-EX.31(2020 Complaint with property condition Photos 20CV30437)

Current Property Condition and Legal Challenges

The current state of the property, compounded by ongoing legal disputes and the potential for additional county actions, renders the residence unmarketable. It may only be feasible to consider the property as raw land, necessitating the demolition of the existing structure and subsequent sale of the lot. Typically, valuation depends on a willing and informed seller engaging with a willing and informed buyer; however, the prevailing circumstances do not support such a transaction.

This situation represents an exceptional convergence of events, akin to a 'perfect storm': water damage, an unsuccessful insurance restoration due to contractor theft, significant hail damage, the COVID-19 pandemic, court closures, lockdowns, and charges initiated by the county. These charges resulted in 30 days of incarceration for the presence of a fence and POD containers, with fines surpassing the original water insurance claim. The situation is indeed extraordinary.

County Zoning Enforcement and the county Attorney proceeded with action (EX.31) during the COVID-19 pandemic, disregarding the fact that we possessed a building permit (EX.16) and that construction was underway. According to their own policies (EX.20), POD/containers are permitted.

Due to the absence of a garage, a water damage claim necessitated adjuster approval (E.15) to pack belongings into an inter-modal container for storage. As a result for the past six years, we have been living out of boxes, uncertain of when the civil case 22CV28 and appeal 24CA767 will be resolved, or if the county will proceed with eviction and foreclosure (EX.18). We are both enthusiastic horticulturalists and enjoy cultivating a garden for growing wholesome food. The higher elevation of Castle Rock, Colorado (6300') results in a short growing season with late snow/frost, damaging hail, cold nights, and early frost. A simple "hoop house" (EX.23) season extender "ornamental shade" lacking a foundation is recommended by Colorado University.

1. The water damage claim exposed the lack of attachment thus required excavation to correct a foundation wall that was damaged due to its lack resistance to the lateral hydraulic forces to the foundation wall. This necessitated the erection of a construction fence to mitigate liability (attractive nuisance) and protect the home and construction materials from vandalism and theft. In 2019, the county also mandated, via letter, a visual barrier to obscure construction debris, appliances (refrigerators moved for repairs), and wood remnants (e.g., replacement decking, flooring plywood, drywall, insulation, and siding). This resulted in county action 2020CV30437, leading to 30 days of incarceration and \$41,550 in fines for having "hoop houses," (EX.23) inter-modal/POD containers, and, heaven forbid, a customary construction fence the county requested and prudence required.

Property Assessment Analysis

The property in question is identified as a mobile modular home and bears the closest resemblance to mobile and modular homes utilized for comparable purposes within the market and cost approaches. Subsequent adjustments were made to account for natural events,

accidents, vandalism, building codes (regulations), and new regulations and/or court orders.

According to the preponderance of evidence presented, supported by exhibits in accordance with RBAA Rule 19, the burden of proof shifts to the Assessor to substantiate his or her valuation. The case of BAA v. Sampson, 105 P.3d 198 (2005), presents a similar scenario involving a modular home not secured to a permanent foundation.

In conclusion, the subject property has not been certified as affixed to a permanent location or foundation pursuant to CRS 38-29-202. The subject property, constructed in 1973, was not manufactured in accordance with CRS 38-29-202 to be affixed to a permanent location or foundation. CRS 39-1-102(7.8) defines a "Manufactured home."

In the case of Douglas County District Court 2020CV30437 (EX.21, EX.31), it was determined that "hoop houses" (EX.23), unattached 'ornamental garden shade' (EX.23), and inter-modal POD/containers are considered "structures" requiring building permits. Similarly, Douglas County zoning (EX.33) concluded that "fences" are "structures" necessitating building permits. A determination is required as to whether these "structures" should be included in the property for real estate taxation purposes.

We present our estimated valuation for R0085016 at \$5,809 USD.

Thank you for your consideration.

Renee Sweet

Hy M Bush

Jeffrey Buske

Footnotes:

CRS 39-1-104(11)(b)(I) The provisions of subsection (10.2) of this section are not intended to prevent the assessor from taking into account, in determining actual value for the years which intervene between changes in the level of value, any unusual conditions in or related to any real property which would result in an increase or decrease in actual value. If any real property has not been assessed at its correct level of value, the assessor shall revalue such property for the intervening year so that the actual value of such property will be its correct level of value; however, the assessor shall not revalue such property above or below its correct level of value except as necessary to reflect the increase or decrease in actual value attributable to an unusual condition. For the purposes of this paragraph (b) and except as otherwise provided in this paragraph (b), an unusual condition which could result in an increase or decrease in actual value is limited to the installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure. a change of use of the land, the creation of a condominium ownership of real property as recognized in the "Condominium Ownership Act", article 33 of title 38, C.R.S., any new regulations restricting or increasing the use of the land, or a combination thereof, ..., any detrimental acts of nature, and any damage due to accident, vandalism, fire, or explosion.

When taking into account such unusual conditions which would increase or decrease the actual value of a property, the assessor **must** relate such changes to the level of value as if the conditions had existed at that time. (emphasis added)

Exhibits and Evidence:

RBAA Rule 9: Discovery if this goes to appeal we will be asking for discovery.

Pursuant to BRAA Rule 13, Subpoenas for Production of Records we anticipate requesting issuance of subpoenas for records and/or persons.

RBAA Rule-11 must share Exhibits 28 days before hearing

Per RBAA Rule 11, Exchange of Documentary Evidence 28 days before trial hearing Exhibits Thumb Drive

RBAA Rule 21, Submission of Stipulations/Agreements as to Facts and/or Law RBAA Rule 24

RBAA Rule 21

RBAA Rule 21, concerning the Submission of Stipulations/Agreements regarding Facts and/or Law, stipulates that if the Board of County Commissioners (BOCC) does not agree that the subject property requires attachment to a permanent foundation, the matter will present a legal question to the Board of Assessment Appeals (BAA). The existence of natural events, accidents, and regulations that diminish the value of the subject property must be considered. Should the BAA be unable to render a legal determination, it is necessary to request dismissal in accordance with BRAA Rule 24, thereby transferring the issue to a court of competent jurisdiction where a Judge can make the requisite determination. BRAA Rule 24 pertains to Dismissal for Lack of Jurisdiction.

In the case of Douglas County District Court 2020CV30437, it was determined that "hoop houses" are classified as 'ornamental garden shade' and that Inter-modal POD/containers are considered "structures" requiring building permits. A determination is required as to whether these "structures" should be incorporated into the property for taxation purposes.

Exhibits (Provided on Separate Thumb Drive)

All of the Exhibits below comply with RBAA Rule 20, Copies and Size of Evidence. The county web portal limits applicants to five files, completely inadequate for the 35 exhibits. The statues require supporting documentation however state procedures limiting appellant to 5 files not to exceed 5 megabytes, do not comport with statutory requirements.

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- R0085016-EX.01(R0085016, 3630 Collins Double Wide 1973(2025))
- R0085016-EX.02(Comparable Sales Mobile Homes same construction, age and sgft.)
- R0085016-EX.03(NADA Valuation Evidence of End of Economic Life)
- R0085016-EX.04(Foundation Repair Estimate \$12,552)
- R0085016-EX.05(Juliesburg Construction Quote \$190,844.00)
- R0085016-EX.06(Subject 1 min Photo walk around Subject Property)
- R0085016-EX.07(No Comparable found for M0211529, M0211246, M0328161, M0211422)
- R0085016-EX.08(3630 Collins Attach to foundation Estimate -\$33,854)
- R0085016-EX.09(Buske has Interest in Property can testify in Protest action)
- R0085016-EX.10 (CCR and CRS Related to Home Attachment to Permanent Foundation Requirements (Take Judicial Notice))
- R0085016-EX.11(ORDINANCE NO. 0-019-002 Adoption of Fire Code requires Dry wall Fire Retardant 15 min)
- R0085016-EX.12(New Modular Homes Building only Replacement with Like Cost Approach CRS § 39-1-104(2)(a))
- R0085016-EX.13(Mobile Home Demolished 2021 M0328161 9669 Spruce Mtn Rd #9 End of Economic Life)
- R0085016-EX.14R(P.E. Report Sweet Structure attachment report \$500)
- R0085016-EX.15 Insurance Water Loss Select Pages
- R0085016-EX.16(Insurance Hail Loss 2019 8June19 roof Siding Total)
- R0085016-EX.17(New Metal Roof Gutters 2021 \$13743)
- R0085016-EX.18(County threatens more jail time eviction and foreclosure)
- R0085016-EX.19(Building Permit 20-00478 R0085016)
- R0085016-EX.20(Zoning Compliance Guide Inter-modal container permitted W Build Permit)
- R0085016-EX.21(ORDER GRANTING PERMANENT INJUNCTION 2020CV30437)
- R0085016-EX.22(SENATE BILL 22-238 Exemption for Mobile Home)
- R0085016-EX.23(Hoop House 'Structure" Season Extender Colorado state university (CSU))
- R0085016-EX.24(2018 Water loss Damage photos)
- R0085016-EX.25.4(M0211422 comparable Double Wide_1973(2025)
- R0085016-EX.26(US BANK Water Hail Loss Inspection Photos 21jan21)
- R0085016-EX.27(2018 property damage photos packed to PODs)
- R0085016-EX.28(BOCC Resolution NO R-019-124 AMENDMENTS TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC))
- R0085016-EX.29(BOCC trespassed on title with fraudulent lien \$41,550)
- R0085016-EX.30(Lien Holder Buske has interest can testify at proceedings)
- R0085016-EX.31(2020 Complaint with property condition Photos 20CV30437)
- R0085016-EX.32(Deck(s) Remove replace quote Estimate)
- R0085016-EX.33(County letter requesting visual barrier and removal of structures)
- R0085016-EX.34(Builders Ins Application 8May23)
- R0085016-EX.35(Complaint 22cv28)
- R0085016-EX.36(Security system Fencing \$3,500)
- R0085016-EX.37(Estimated Cost to Pack out Home To Storage on and off site)
- R0085016-EX.38(Aerial View Subject 2023)
- R0085016-EX.39(Assessor_Modular_Workshop_Manual)

Witness List: (For Appeal)

In the event to goes to appeal, proposed witness list below:

- NADA Representative: person that prepared the report and/or is has first hand knowledge as to how the report was made.
- Jeff Buske: testify construction, repairs, litigation, all photographs first hand knowledge
- 3. Michael Cary Zoning Manager Determination Building Permit for Structures
- 4. Others TBD for rebuttal and impeachment purposes.
- 5. Pursuant to BRAA Rule 13, Subpoenas for Production of Records we anticipate requesting issuance of subpoenas for records and/or persons.

Reference:

16.50

CRS Colorado Revised Statutes
CCR
Rules of the Board of Assessment Appeals
Comparable sales Modular Home/ Mobile Homes
2020Cv30437 BOCC V Sweet (Doug Co)
2022CV028 Sweet Buske v Super Frank LLC et. al.(Doug Co)
24CA767 COA

Certificate of Service

The a reduced version of the document *supra* was uploaded to the Douglas County Assessor on 9Jun25. By Jeff Buske

Due burdensome file size limitations (5 Mb) and number of files 5 of the Assessors office applicant was required to remove critical content to satisfy said limitations.

NOTE: A more complete copy was emailed to the assessors office, a thumb drive containing the 39 supporting exhibits was priority us-mailed to the assessors office. 8July25

Jeff Buske

Transmittal Sheet for Abatement #: 202505763

Abatement #	202505763	Staff Appraiser	BAF
Tax Year	2024	Review Appraiser	BAF
Date Received	7/8/2025	Recommendation	Adjust
Petitioner	RENEE M SWEET	Reason	Changes have been made to your property record which has resulted in an adjustment. Data collected from the study
Agent	JEFF BUSKE	Neason	period supports the current assessment.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$5,809	Assessor Final Review Value	\$350,000

The subject property is a fair quality modular home located on Collins Street in the Silver Heights subdivision. The petitioner is appealing the 2024 assigned valuation and is requesting a reduction to \$5,809. In support of the appeal, the petitioner submitted documentation including insurance claims, Douglas County Code Enforcement records, zoning compliance reports, and evidence of damage to the interior, foundation, and roof. Although no current repair estimates were provided, the Assessor applied a \$200,000 cost-to-cure adjustment to reflect the property's condition. Market analysis conducted in accordance with statutory guidelines supports a reduction in value for the 2024 assessment year.

Original Values

Account #	Abstract Code	Tax District		*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0085016	1112	0225	\$192,754	\$0	\$192,754	6.700%	\$12,910	8.3458%	\$1,077.44
	1212	0225	\$328,703	(\$55,000)	\$273,703	6.700%	\$18,340	8.3458%	\$1,530.62
	Account Total:		\$521,457	(\$55,000)	\$466,457		\$31,250		\$2,608.06

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0085016	1112	0225	\$192,754	\$0	\$192,754	6.700%	\$12,910	8.3458%	\$1,077.44
	1212	0225	\$157,246	(\$55,000)	\$102,246	6.700%	\$6,850	8.3458%	\$571.69
	Account	Total:	\$350,000	(\$55,000)	\$295,000		\$19,760		\$1,649.13

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
R0085016	\$521,457	\$31,250	\$2,608.06	\$350,000	\$19,760	\$1,649.13	\$958.93
Totals	\$521,457	\$31,250	\$2,608.06	\$350,000	\$19,760	\$1,649.13	\$958.93

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0085016	SB-001 Residential 55k Exemption	(\$55,000)