DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	J. Scott Barron	Agent:
Parcel No.:	R0419834	Abatement Number: 202500039
Assessor's Ori	ginal Value: \$959,146 (2024)	
Hearing Date:	May 15, 2025	Hearing Time: 9:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Lisa Dyer

- 2. The Petitioner was:
 - a. 🛛 present
 - b. \Box not present
 - c. \Box present/represented by Click here to enter text.
 - d. Inot present/represented by Click here to enter text.

3. Assessor's Recommended Value: \$959,146 (No Change)

Petitioner's Requested Value: \$809,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner describes the property as having original builder finishes, including poor quality flooring and no window coverings. Significant repairs are needed, including \$25,000 for the master bath,\$15,000 for the two other bathrooms, \$10,000 for the laundry room, \$20,000 for flooring replacement and an estimated \$30,000 for deck replacement. He requested a value of \$809,000.

- 5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 - a. 🛛 data from sales of comparable properties which sold during the applicable time period; and /or
 - b. \Box valuation using the cost approach; and/or
 - c. \Box a valuation using the income approach; and/or
 - d. \Box other Click here to enter text.

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

Classification: (1212) Residential

Total Actual Value: \$935,000 (Partial adjustment)

Reasons are as follows: The assessor provided six comparable sales adjusted for characteristics and time, which ranged from \$802,673 to \$1,002,094 after adjustments. The four sales most similar in size to the subject property ranged from \$802,673 to \$977,409 and suggest a lower value. It is recommended to reduce the value to \$935,000.

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

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

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

- c. Denied after abatement hearing
- d.

 Administrative Denial is Granted

REFEREE:

1/ Ham

s/ Jeffrey Hamilton Name

5-15-2025 Date

Abatement Log No. 202500039

Transmittal Sheet for Abatement #: 202500039

Abatement #	202500039	Staff Appraiser	LRD
Tax Year	2024	Review Appraiser	BAF
Date Received	2/10/2025	Recommendation	Revised as per Hearing Officer's recommendation
Petitioner	J SCOTT BARRON & JUDY K SUGINO BARRON	Reason	The Market Approach to value was used in determining the
Agent		Reason	subjects value, resulting in no change.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$809,000	Assessor Final Review Value	\$935,000

Original Recommendation: The subject is a good quality, 2-story home at 11552 Canterberry Ln, Parker. The Petitioner is appealing the 2024 valuation and requesting a value of \$809,000. The adjusted comparable sales range is from \$802,673 to \$1,002,094. Comparables 2 and 3 are closest to the same model as the subject and on the same side of the street. The valuation of the subject was appealed in 2023. The indicated value is the same for 2023 and 2024 unless a characteristic change has been made to the property. Based on the adjusted comparable sales, the market analysis indicates no adjustment to the 2024 market value, which is at \$959,146. Hearing Officer Recommendation: Adjusted at the 5/15/25 hearing based on comparable sales.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0419834	1112	2633	\$186,443	\$0	\$186,443	6.700%	\$12,490	10.2854%	\$1,284.65
	1212	2633	\$772,703	(\$55,000)	\$717,703	6.700%	\$48,090	10.2854%	\$4,946.25
	Account	Total:	\$959,146	(\$55,000)	\$904,146		\$60,580		\$6,230.90

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0419834	1112	2633	\$186,443	\$0	\$186,443	6.700%	\$12,490	10.2854%	\$1,284.65
	1212	2633	\$748,557	(\$55,000)	\$693,557	6.700%	\$46,470	10.2854%	\$4,779.63
	Account	Total:	\$935,000	(\$55,000)	\$880,000		\$58,960		\$6,064.28

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
R0419834	\$959,146	\$60,580	\$6,230.90	\$935,000	\$58,960	\$6,064.28	\$166.62
Totals	\$959,146	\$60,580	\$6,230.90	\$935,000	\$58,960	\$6,064.28	\$166.62

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0419834	SB-001 Residential 55k Exemption	(\$55,000)

202500039 - 2024 PETITION FOR ABATEMENT OR REFUND OF TAXES

DCASSESSOR

FEB 10 2025 RCD

5-

Petitioner's Name:	ay Year	A RADDA I					
		H BARRON 552 CANTER	RERAV LA	VE.			
	PARKER		CO		BO.	138	
	City or Town		State		Zip Ci	ode	
SCHEDULE OR PAR	RCEL NUMBER	34	PROPER 1552 CANT PARKER, CO	RTY ADDRESS O ERBERRY D BO138	R LEGAL DESC	RIPTION OF	PROPERTY
year(s) 2023	and 2029	fund of the appropria • are incorrect uation, irregularity in l	for the following re	asons: (Briefly de	escribe why the t	axes have be	en levied erroneous
Petitioner's estin	nate of value:	\$, 749 , 600 Value	(2823) ar Year	nd \$ 809 Value	000 (20	0 24 _) Year	
l declare, under pena	alty of perjury in th	ne second degree, tha	at this petition, toge	ther with any acco	ompanying exhibi	its or stateme	nts, has been prepa
or examined by me,	and to the best of	my knowledge, inforr				e a dela	- Olomi
Petition	9		ne Number (12	232-00	Email	Scontra	rron@come
•7 relition	ier s orginature				F 1		
ByAgent	's Signature*	Pho	ne Number ()	Email		
		ed when petition is	submitted by an	agent.			
Section II:		y days of the entry					
Section II.			sessor's Re r Assessor's Use		ation		
Tax Yea	Actual	(For Value Adjustment	r Assessor's Use Adjusted Actual	Only) Assessment Rate	Assessed Value	Mill Levy	Тах
Tax Yea Original	Actual	(Fo Value Adjustment	r Assessor's Use Adjusted Actual	Only) Assessment Rate	Assessed		Tax
Tax Yea	Actual	(For Value Adjustment	r Assessor's Use Adjusted Actual	Only) Assessment Rate	Assessed		Tax
Tax Yea Original Corrected Abate/Refund	Actual	(Fo Value Adjustment	r Assessor's Use Adjusted Actual	Only) Assessment Rate	Assessed		Tax
Tax Yea Original Corrected Abate/Refund	Actual	(Fo Value Adjustment	r Assessor's Use Adjusted Actual	Only) Assessment Rate	Assessed		Tax Tax
Tax Yea Original Corrected Abate/Refund Tax Yea Original	Actual	(For Adjustment Value Adjustment	Adjusted Actual Actual Adjusted Adjusted Actual	Only) Assessment Rate Assessment Rate Assessment Rate	Assessed Value Assessed Value	Levy 	
Tax Yea Original Corrected Abate/Refund Tax Yea Original Corrected	Actual	(For Adjustment 	Adjusted Actual Actual Adjusted Adjusted Actual	Only) Assessment Rate Assessment Rate Assessment Rate	Assessed Value Assessed Value	Levy 	
Tax Yea Original Corrected Abate/Refund Tax Yea Original Corrected Abate/Refund	Actual	(For Adjustment Value Adjustment	Adjusted Actual Adjusted Actual Adjusted Actual	Only) Assessment Rate Assessment Rate Assessment Rate	Assessed Value Assessed Value	Levy 	
Tax Yea Original Corrected Abate/Refund Tax Yea Original Corrected Abate/Refund [] Assessor re	Actual	(For Adjustment Value Adjustment approval as out	Adjusted Actual Adjusted Adjusted Adjusted Actual	Only) Assessment Rate Assessment Rate	Assessed Value Assessed Value	Levy Mill Levy	 Tax
Tax Yea Original Corrected Abate/Refund Tax Yea Original Corrected Abate/Refund [] Assessor re	Actual r Actual contemporation contemporati	(For Adjustment Value Adjustment	Adjusted Actual Adjusted Adjusted Adjusted Actual Ined above.	Only) Assessment Rate Assessment Rate Assessment Rate	Assessed Value Assessed Value	Levy Mill Levy Levy	Tax
Tax Yea Original Corrected Abate/Refund Tax Yea Original Corrected Abate/Refund Intervent of the request for objection or prote	Actual r Actual ecommends abatement is b: st to such valueR.S.	(For Adjustment Value Adjustment Adjustment approval as out ased upon the grou ation has been filed	Adjusted Actual Adjusted Adjusted Adjusted Actual Ined above.	Only) Assessment Rate Assessment Rate Assessment Rate Commonstructure Commonst	Assessed Value Assessed Value hent or refund of has been maile	Levy Mill Levy	Tax Il be made if an payer, § 39-10-
Tax Yea Original Corrected Abate/Refund Tax Yea Original Corrected Abate/Refund [] Assessor re If the request for objection or prote 114(1)(a)(I)(D), C	Actual r Actual Actual ecommends abatement is bust to such value s.R.S. Protest?	(For Value Adjustment Value Adjustment approval as out ased upon the grou ation has been filed	Adjusted Actual Adjusted Actual Adjusted Actual Ined above.	Only) Assessment Rate Assessment Rate Assessment Rate tion, no abatem Determination t was filed, pleas	Assessed Value Assessed Value hent or refund of has been maile	Levy Mill Levy Levy Levy A cof taxes shall be to the tax	Tax Il be made if an payer, § 39-10-

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III <u>or</u> 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 (Only for abateme		d Petitioner		
The Commissioners of	Count	tv authorize the A	ssessor by Resolutic	on No.		to review
petitions for abatement or refund a per tract, parcel, or lot of land or p	and to settle by written m	utual agreement	any such petition for	abatement or refun		
The Assessor and Petitione Tax Year	r mutually agree to t	he values and	tax abatement/re	efund of:		
Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Тах
Original						
Aboto/Dofund						
Tax Year						
Astual	Value	Adjusted	Assessment	Assessed	Mill	Тах
Actual	,	Actual	Rate	Value	Levy	Tax
and desire of the						
Abate/Refund						
Note: The total tax amount does r Please contact the County Treasu		5	fees associated with	n late and/or delinqu	ient tax payments	s, if applicable.
Petitioner Signature:				Date:		
Assessor's or Deputy Asse	ssor's Signature:			Date:		
Section IV:			ity Commissior			
WHEREAS, the County Com	•	as noted that the second second second second second	ection III does not appl		and lawfully ca	lled regular
meeting held on (month/day/y						lica regular
meeting held on (month/day/)	'eal)//			with nc		oting and an
	ing been given to the	Detitioner and t				setting and an
opportunity to be present hav						
Name	(being prese	ntnot preser	t) and Petitioner_	Name		
(being presentnot present), and WHEREAS, the	e said County C	commissioners hav	ve carefully consi	dered the within	n petition, and
are fully advised in relation th						
the Assessor and the petition						
,		toria en una antico e prestar vita - pre				
Year Assessed Value	Taxes Abate/Re	efund Ye	ear Asses	ssed Value	Taxes Abate/Re	efund
1	County Cl	erk and Ex-offic	Chairperson o cio Clerk of the Bo	of the Board of Cou	5	oners' Signature
in and for the aforementioned proceedings of the Board of (county, do hereby ce	ertify that the ab				ecord of the
IN WITNESS WHEREOF, I h	ave hereunto set my l	hand and affixe	d the seal of said (County		
thisday of	,			,		
	Month	Year	_	County Clerk's or D	eputy County Cle	erk's Signature
Note: Abatements greater than \$	10,000 per schedule, per	year, must be su	bmitted in duplicate t	to the Property Tax	Administrator for	review.
			-			
Section V:	Ac		roperty Tax Ad greater than \$10,000)	ministrator		
The action of the Board of	County Commissio	oners, relative	to this abateme	ent petition, is h	ereby	
Approved Approve	d in part \$		_ Denied for	the following r	eason(s):	
Secretary's Signatu	re		Property	Tax Administrator's	Signature	Date

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

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DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Gopala Hospitality Inc.	Agent: Dipak Gopal
Parcel No.:	R0402467	Abatement Number: 202500062
Assessor's Ori	iginal Value: \$4,830,000 (2024)	
Hearing Date:	May 15, 2025	Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Sean Hickey

- 2. The Petitioner was:
 - a. 🛛 present
 - b. \Box not present
 - c. \Box present/represented by Click here to enter text.
 - d. Inot present/represented by Click here to enter text.

3. Assessor's Recommended Value: \$4,830,000 (No change)

Petitioner's Requested Value: \$4,140,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner provided the 2021- and 2022-year end financials along with an assessment comparable located at 4691 Castleton Way (Days Inn) valued at \$60,000/room. He requested that the value be reduced to \$60,000/room or \$4,140,000.

- 5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 - a. 🛛 data from sales of comparable properties which sold during the applicable time period; and /or
 - b. Dvaluation using the cost approach; and/or
 - c. \Box a valuation using the income approach; and/or
 - d. 🛛 other: Reviewed the 2021 and 2022 year end financials provided by the petitioner.

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

Classification: (2215) Hotel

Total Actual Value: \$4,830,000 (No Change)

Reasons are as follows: The seven sales provided by the appraiser offer a more accurate reflection of market value compared to a single assessment comparable provided by the petitioner. Moreover, the 2021 and 2022 year-end financials suggest that the property might be undervalued when considering an income approach. Petition Denied.

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

a. $\Box \mbox{Approved}$ and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

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

- c. \square Denied after abatement hearing
- d.

 Administrative Denial is Granted

REFEREE:

1/ Ham

s/ Jeffrey Hamilton Name

5-15-2025 Date

Abatement Log No. 202500062

Transmittal Sheet for Abatement #: 202500062

Abatement #	202500062	Staff Appraiser	SJH		
Tax Year	2024	Review Appraiser	SJH		
Date Received	3/10/2025	Recommendation	Deny		
Petitioner	GOPALA HOSPITALITY INC	Reason	Consideration was given to the actual income operating da provided, and it was determined to support the Assessor		
Agent		Reason	value with no adjustment warranted.		
Petitioner's Request	Value Too High				
Petitioner's Requested Value	\$4,140,000	Assessor Final Review Value	\$4 830 000		

Assessor valued the subject by the market approach using comparable sales of lodging properties similar to the subject in age, size and amenities that sold during the study period. Petitioner provided historical 2021 and 2022 operating data and a STR report for the subject property. Data provided by the Petitioner supports the Assessor's estimate of market value for the subject property.

Original Values

Account #	Abstract Code	Tax District		*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0402467	2115	2375	\$1,260,532	\$0	\$1,260,532	27.900%	\$351,690	9.3321%	\$32,820.06
	2215	2375	\$3,569,468	(\$30,000)	\$3,539,468	27.900%	\$987,510	9.3321%	\$92,155.42
	Account	Total:	\$4,830,000	(\$30,000)	\$4,800,000		\$1,339,200		\$124,975.48

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0402467	2115	2375	\$1,260,532	\$0	\$1,260,532	27.900%	\$351,690	9.3321%	\$32,820.06
	2215	2375	\$3,569,468	(\$30,000)	\$3,539,468	27.900%	\$987,510	9.3321%	\$92,155.42
	Account	Total:	\$4,830,000	(\$30,000)	\$4,800,000		\$1,339,200		\$124,975.48

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
R0402467	\$4,830,000	\$1,339,200	\$124,975.48	\$4,830,000	\$1,339,200	\$124,975.48	\$0.00
Totals	\$4,830,000	\$1,339,200	\$124,975.48	\$4,830,000	\$1,339,200	\$124,975.48	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0402467	SB22-238 Commercial 30k Exemption	(\$30,000)

a		DCASSESSOR
	202500062-2024	MAR 10 2025 RCD
	PETITION FOR ABATEMENT OR REFUND OF TAXES	HD
	County: Date Received	
	(Use Assessor's or Commission	ners' Date Stamp)
	Section I: Petitioner, please complete Section I only.	
	Date: 03 10 2025	
	Petitioner's Name: GIOPALA HOSPITALITY INC JUDIA BEST WESTERN CASTLE ROCK	
	Petitioner's Mailing Address: 595 GÉNEA WAY	
	City or Town State Zip Code	
	SCHEDULE OR PARCEL NUMBER(S) RO402467 2351-274-05-006 ST5 GENDA WAY, CASTLE ROCK, CD POIN	
maily	Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property year(s) 2223 and 2024 are incorrect for the following reasons: (Briefly describe why the taxes have been le	vied erroneously or
ner xion	illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necession REEGULARITY IN LEVING	sary.)
per email	Petitioner's estimate of value: \$4,140,000 Value (2024) and \$4,140,000 (2024) Value Year	
3111.30	I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, h or examined by may and to the best of my knowledge, information and belief, is true, correct, and complete.	
	Phone Number (303) 285-02.60 Email DIPAK Q Go	PHLCD, COM
	By Phone Number () Email	
	Agent's Signature* *Letter of agency must be attached when petition is submitted by an agent.	

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II:			essor's Re Assessor's Use (ation		
Tax	Year Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Тах
Abate/Refund							
Тах	Year					B.4:11	
	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Value	Mill Levy	Тах
Abate/Refund							
🗌 Assesso	r recommends	approval as outli	ned above.				
If the request objection or p 114(1)(a)(I)(D	rotest to such valu	ased upon the groun ation has been filed	ds of overvalua and a Notice of	tion, no abaten Determination	nent or refund o has been maile	of taxes sha ed to the tax	ll be made if an payer, § 39-10-
Tax year:	Protest?) No] Yes (If a protes	t was filed, plea	se attach a copy	of the NOD.)
Tax year:	Protest?]No [] Yes (If a protes	t was filed, plea	se attach a copy	of the NOD.)
🗌 Assesso	or recommends	denial for the fol	lowing reaso	n(s):			
				-	Assessor's or	Deputy Asse	essor's Signature
	000 00/45						

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 (Only for abateme	of Assessor and nts up to \$10,000)	I Petitioner		
petitions for abater	ment or refund and	to settle by written m schedule of personal j	utual agreement	any such petition for a	abatement or refun	d in an amount of	to review \$10,000 or less
The Assessor a	and Petitioner n	nutually agree to t					
Tax Y		Value	Adjusted	Assessment Rate	Assessed Value	Mill Levy	Тах
Original	Actual	Adjustment	Actual	Rale	value	Levy	Tux
Corrected							
Abate/Refund							
Tax Y	ear						
	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original			,				
Corrected							
Abate/Refund							
		include accrued intere		fees associated with	n late and/or delinq	uent tax payment	s, if applicable.
Petitioner Sign	ature:				Date:		
Assessor's or	Deputy Assess	or's Signature:			Date:		
meeting held or opportunity to b	n (month/day/yea	ssioners of//////	, at which n Petitioner and entnot prese	the Assessor of sant	olorado, at a duly present the follo with n aid County and A	wing members: otice of such m ssessor	eeting and an
		eto, NOW BE IT RI					
		e (approvedappr					
Year —	Assessed Value	Taxes Abate/F	Refund	/ear Asse	ssed Value	Taxes Abate/F	Refund
I, in and for the a proceedings of	forementioned of the Board of Co	County C county, do hereby c county Commissione	ertify that the a	icio Clerk of the Bo	of the Board of Co bard of County C g order is truly co	ommissioners	
IN WITNESS W	VHEREOF, I hav	ve hereunto set my	hand and affixed	ed the seal of said	County		
this	day of			_			Ladvia Circant
Note: Abatemen	ts greater than \$10	Month ,000 per schedule, pe	Year r year, must be s	ubmitted in duplicate	County Clerk's or to the Property Tax	Deputy County C Administrator fo	r review.
Section V:		A	(For all abatement	Property Tax Ac s greater than \$10,000)	aministrator		
The action of	f the Board of (County Commiss in part \$	ioners, relativ	e to this abatem 	ent petition, is l or the following	hereby reason(s):	
Se	cretary's Signature			Property	y Tax Administrator	's Signature	Date

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

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DOUGLAS COUNTY ABATEMENT HEARING REFEREE WORKSHEET

Petitioner:	Castle Rock Hi LLC	Agent: Dipak Gopal
Parcel No.:	R0483954	Abatement Number: 202500063
Assessor's Ori	ginal Value: \$7,560,000 (2024)	

Hearing Date: May 15, 2025

Hearing Time: 10:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Sean Hickey

- 2. The Petitioner was:
 - a. 🛛 present
 - b. \Box not present
 - c. \Box present/represented by Click here to enter text.
 - d. Inot present/represented by Click here to enter text.

3. Assessor's Recommended Value: \$7,560,000 (No change)

Petitioner's Requested Value: \$5,880,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner provided the 2021- and 2022-year end financials along with an assessment comparable located at 4755 Castleton Way (Comfort Suites) valued at \$70,000/room. He requested that the value be reduced to \$70,000/room or \$5,880,000.

- 5. The Assessor presented the following testimony and documents in support of the Assessor's position:
 - a. 🛛 data from sales of comparable properties which sold during the applicable time period; and /or
 - b. Dvaluation using the cost approach; and/or
 - c. \Box a valuation using the income approach; and/or
 - d. 🛛 other : Reviewed the 2021 and 2022 year end financials provided by the petitioner.

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

Classification: (2215) Hotel

Total Actual Value: \$7,560,000 (No change)

Reasons are as follows: The eight sales provided by the appraiser offer a more accurate reflection of market value compared to a single assessment comparable provided by the petitioner. Moreover, the 2021 and 2022 year-end financials suggest that the property might be undervalued when considering an income approach. Petition Denied.

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

a. $\Box \mbox{Approved}$ and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

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

- c. \square Denied after abatement hearing
- d.

 Administrative Denial is Granted

REFEREE:

1/ Ham

s/ Jeffrey Hamilton Name

5-15-2025 Date

Abatement Log No. 202500063

Transmittal Sheet for Abatement #: 202500063

Abatement #	202500063	Staff Appraiser	SJH
Tax Year	2024	Review Appraiser	SJH
Date Received	3/10/2025	Recommendation	Deny
Petitioner	CASTLE ROCK HI LLC	Reason	Consideration was given to the actual income operating data provided, and it was determined to support the Assessor's
Agent		Reason	value with no adjustment warranted.
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$5,880,000	Assessor Final Review Value	\$7,560,000

Assessor valued the subject by the market approach using comparable sales of lodging properties similar to the subject in age, size and amenities that sold during the study period. Petitioner provided historical 2021 and 2022 operating data and a STR report for the subject property. Data provided by the Petitioner supports the Assessor's estimate of market value for the subject property.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0483954	2115	2375	\$1,468,739	\$0	\$1,468,739	27.900%	\$409,780	9.3321%	\$38,241.08
	2215	2375	\$6,091,261	(\$30,000)	\$6,061,261	27.900%	\$1,691,090	9.3321%	\$157,814.21
	Account	Total:	\$7,560,000	(\$30,000)	\$7,530,000		\$2,100,870		\$196,055.29

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0483954	2115	2375	\$1,468,739	\$0	\$1,468,739	27.900%	\$409,780	9.3321%	\$38,241.08
	2215	2375	\$6,091,261	(\$30,000)	\$6,061,261	27.900%	\$1,691,090	9.3321%	\$157,814.21
	Account	Total:	\$7,560,000	(\$30,000)	\$7,530,000		\$2,100,870		\$196,055.29

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
R0483954	\$7,560,000	\$2,100,870	\$196,055.29	\$7,560,000	\$2,100,870	\$196,055.29	\$0.00
Totals	\$7,560,000	\$2,100,870	\$196,055.29	\$7,560,000	\$2,100,870	\$196,055.29	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0483954	SB22-238 Commercial 30k Exemption	(\$30,000)

			21	250006	03-20	24		1. ⁹	CASSESSOR
			PETITION FOR						MAR 10 2025
						e Received			117
	County:			-	Date		ssor's or Comm	issioners' Date Sta	amp)
			complete Section I o	nly.					
	Date: 03 10	2025							
	Month	Day Year	DIPAK G		1		C		N
	Petitioner's Nam			LLC d	sa Hour	AN INN (2×P11-S	S CASTL	F ROCK
	Petitioner's Maili		595 GENDA	L P		801	09		
		City or Town	, or n	State		Zip Coo	de		
:\	SCHEDULE OR P	ARCEL NUMBE	R(S) 1-214-05-013 	PROPER 610 G	TY ADDRESS OF	R LEGAL DESCR	RIPTION OF		
remain	Petitioner requests	s an abatement c	 or refund of the appropriat	te taxes and states	that the taxes ass	essed against the	e above prop	erty for property	tax
5000	vear(s) 2023	and 20	24 are incorrect	for the following re	asons: (Briefly de	scribe why the ta	axes have bee	en levied errone	ously or
Xan	illegally, whether d	the to erroneous	valuation, irregularity in lo	evying, ciencai end	or overvaluation.	Allacin additiona		50000ary.)	
R. M				-		~ (3)	0241		
3110	Petitioner's est	timate of value	e: \$ <u>5,880,000</u> Value	(<u>Ars</u>) ar	nd \$ <u>5,840</u> Value		'ear		
BUX			value	1 out					
	l declare, under pe or examined by m	enalty of perjury i le and to the bes	in the second degree, tha st of my knowledge, inforr	nation and belief, is	ther with any acco s true, correct, and \$) \$85 - 0 2	complete.			
	C	THERE	Pho	ne Number (Set	2002.00	Email	Jiran E	Ulei nees	· com
	Petiti	ioner's Signat		ne Number (<u>So</u>	2)403-02	Email S	Stran E	Ulor Accor	
		ioner's Signat	ture	ne Number (-		
	ByAge	ent's Signature	ture Pho	ne Number ()		-		<u></u>
	By Age *Letter of agence	ent's Signature cy must be atta	e* ached when petition is	ne Number <u>(</u> submitted by an) agent.	Email _			
	ByAge *Letter of agence	ent's Signature	e* ached when petition is	ne Number <u>(</u> submitted by an) agent.	Email _	Board of Co	ounty Commis	sioners,
	By *Letter of agence The assessed v pursuant to § 39 or abatement o	ent's Signature cy must be atta value and resul 9-10-114(1), C.	e* ached when petition is lting tax amounts are o .R.S., or the Property e or in part the Petitio	ne Number <u>(</u> submitted by an calculated from th Tax Administrato ner may appeal) agent. ne adjusted actu r, pursuant to § to the Board of A	Email al value. If the 39-2-116, C.R. Assessment Ap	Board of Co	ounty Commis	ssioners, refund
	By *Letter of agence The assessed v pursuant to § 39 or abatement o	ent's Signature cy must be atta value and resul 9-10-114(1), C.	e* ached when petition is	ne Number <u>(</u> submitted by an calculated from th Tax Administrato ner may appeal) agent. ne adjusted actu r, pursuant to § to the Board of A	Email al value. If the 39-2-116, C.R. Assessment Ap	Board of Co	ounty Commis	ssioners, refund
	ByAge *Letter of agend The assessed v pursuant to § 39 or abatement o of § 39-2-125, 0	ent's Signature cy must be atta value and resul 9-10-114(1), C.	e* ached when petition is Iting tax amounts are o .R.S., or the Property e or in part, the Petitio hirty days of the entry	ne Number <u>(</u> submitted by an calculated from th Tax Administrato ner may appeal) agent. ne adjusted actu r, pursuant to § to the Board of <i>A</i> sion, § 39-10-11	Email al value. If the 39-2-116, C.R. Assessment Ap 4.5(1), C.R.S.	Board of Co	ounty Commis	ssioners, refund
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	ByAge *Letter of agence The assessed v pursuant to § 36 or abatement o of § 39-2-125, (C Section II: Tax Y Original	ent's Signature cy must be atta yalue and resul 9-10-114(1), C. f taxes in whole C.R.S., within the C.R.S., within the Year	ture Pho e* ached when petition is Iting tax amounts are of .R.S., or the Property e or in part, the Petitio hirty days of the entry Ass (Fo Value Adjustment	ne Number (submitted by an calculated from th Tax Administrato ner may appeal 1 of any such deci sessor's Re r Assessor's Use Adjusted Actual) agent. he adjusted actu r, pursuant to § to the Board of A sion, § 39-10-11 commenda Only) Assessment Rate	Email 39-2-116, C.R. Assessment Ap 4.5(1), C.R.S. Ation Assessed Value	Board of C S.,denies th opeals pursu Mill	ounty Commis ne petition for uant to the pro	ssioners, refund
	ByAge *Letter of agence The assessed v pursuant to § 39 or abatement o of § 39-2-125, C Section II: Tax Y Original Corrected	ent's Signature cy must be atta value and resul 9-10-114(1), C. f taxes in whole C.R.S., within the fear Actual	ture Pho e* ached when petition is Iting tax amounts are of .R.S., or the Property e or in part, the Petitio hirty days of the entry Ass (Fo Value Adjustment	ne Number () agent. ne adjusted actu r, pursuant to § to the Board of / sion, § 39-10-11 commenda Only) Assessment Rate	Email 39-2-116, C.R. Assessment Ap 4.5(1), C.R.S. Ation Assessed Value	Board of C S.,denies th opeals pursu Mill	ounty Commis ne petition for uant to the pro	ssioners, refund
	ByAge *Letter of agence The assessed v pursuant to § 38 or abatement o of § 39-2-125, (C Section II: Tax Y Original Corrected Abate/Refund	ent's Signature cy must be atta value and resul 9-10-114(1), C. of taxes in whole C.R.S., within the fear Actual	ture Pho e* ached when petition is lting tax amounts are of .R.S., or the Property e or in part, the Petitio hirty days of the entry Ass (Fo Value Adjustment	ne Number () agent. ne adjusted actu r, pursuant to § to the Board of / sion, § 39-10-11 commenda Only) Assessment Rate	Email 39-2-116, C.R. Assessment Ap 4.5(1), C.R.S. Ation Assessed Value	Board of C S.,denies th opeals pursu Mill	ounty Commis ne petition for uant to the pro	ssioners, refund
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	ByAge *Letter of agence The assessed v pursuant to § 36 or abatement o of § 39-2-125, (C Section II: Tax Y Original Corrected Abate/Refund	ent's Signature cy must be atta value and resul 9-10-114(1), C. f taxes in whole C.R.S., within the C.R.S., within the Year	ture Pho e* ached when petition is lting tax amounts are o .R.S., or the Property e or in part, the Petitio hirty days of the entry Ass: (Fo Value Adjustment Value Adjustment	ane Number () agent. he adjusted actur or, pursuant to § to the Board of A sion, § 39-10-11 commenda Only) Assessment Rate	Email al value. If the 39-2-116, C.R. Assessment Ap 4.5(1), C.R.S. ation Assessed Value Assessed Value	Board of Cd S.,denies th peals pursu Mill Levy	ounty Commis ne petition for uant to the pro	ssioners, refund
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	ByAge *Letter of agence The assessed v pursuant to § 38 or abatement o of § 39-2-125, (C Section II: Tax Y Original Corrected Abate/Refund Corrected Abate/Refund	ent's Signature cy must be atta value and resul 9-10-114(1), C. if taxes in whole C.R.S., within the //ear	ture Pho e* ached when petition is Iting tax amounts are of .R.S., or the Property e or in part, the Petitio hirty days of the entry Ass: (Fo Value Adjustment Value Adjustment Value	Adjusted Adjusted Adjusted Adjusted	agent. he adjusted actur or, pursuant to § to the Board of A sion, § 39-10-11 commenda Only) Assessment Rate Assessment Rate	Email	Board of Co S.,denies th ppeals pursu Mill Levy 	ounty Commis ne petition for uant to the pro	ssioners, refund
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	ByAge *Letter of agence The assessed v pursuant to § 38 or abatement of of § 39-2-125, (C Section II: Tax Y Original Corrected Abate/Refund Corrected Abate/Refund Driginal Corrected Abate/Refund If the request f objection or pr	ent's Signature cy must be atta value and resul 9-10-114(1), C. if taxes in whole C.R.S., within the fear	ture ture Pho e* ached when petition is Iting tax amounts are o .R.S., or the Property e or in part, the Petitio hirty days of the entry Ass: (Fo Value Adjustment Value Adjustment ds approval as out is based upon the grou valuation has been filed	ane Number (agent. he adjusted actur or, pursuant to § to the Board of A sion, § 39-10-11 commenda Only) Assessment Rate Assessment Rate Assessment Rate	Email	Board of C. Sdenies th opeals pursu Mill Levy Mill Levy	Tax	ssioners, refund visions

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

Assessor's or Deputy Assessor's Signature

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

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III <u>or</u> 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 (Only for abateme	of Assessor and ents up to \$10,000)	l Petitioner		
petitions for abaten	nent or refund and	d to settle by written m schedule of personal	utual agreement	any such petition for	abatement or refun	d in an amount of	to review \$10,000 or less
The Assessor a	and Petitioner	mutually agree to f					
Tax Ye	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Тах
Original							
Corrected							
Abate/Refund							
Tax Y	ear					N 4:11	
	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Тах
Original		Aujustment	. 10100		.e +4000038480		
Corrected							
Abate/Refund							
Note: The total tax	amount does not County Treasure	t include accrued intere for full payment infor	est, penalties, an mation.	d fees associated wit	h late and/or delinq	uent tax payment	s, if applicable.
And a second					Date:		
Petitioner Signature: Assessor's or Deputy Assessor's Signature:					Date:		
Assessor's or	Deputy Assess	sor's Signature:			Date		
opportunity to b Name (being present are fully advised the Assessor al	tnot present havin tnot present) d in relation the nd the petition t	ar) / / / ng been given to the (being pres , and WHEREAS, th reto, NOW BE IT R be (approvedapple Taxes Abate/F	Petitioner and entnot prese he said County ESOLVED, tha roved in part	the Assessor of sa nt) and Petitioner_ Commissioners ha t the Board (agree denied) with an at	with n aid County and A Name ave carefully cons esdoes not agr	otice of such m ssessor sidered the with ee) with the rec	neeting and an
I, in and for the a proceedings of	forementioned the Board of C		Clerk and Ex-of ertify that the a ers.	ficio Clerk of the B above and foregoin	ng order is truly co	ommissioners	
this	day of			_		Denuty County C	Nork's Signature
Note: Abatement	ts greater than \$1	Month 0,000 per schedule, pe	Year er year, must be s	submitted in duplicate	County Clerk's or to the Property Ta	x Administrator fo	or review.
				Property Tax A			
Section V:			(For all abatemen	ts greater than \$10,000)			
The action of	f the Board of	County Commiss d in part \$	ioners, relativ	ve to this abatem □ Denied fo	ent petition, is or the following	hereby reason(s):	
	cretary's Signatur	e		Propert	ty Tax Administrator	r's Signature	Date

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