

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED

County: Adams

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

APR 11 2024

Section I: Petitioner, please complete Section I only.

Date: 04-11-2024
Month Day Year

OFFICE OF THE
ADAMS COUNTY ASSESSOR

Petitioner's Name: Albertano Jacobo-Macarena
Petitioner's Mailing Address: 510 W Jessup St.
Brighton CO 80601
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>0156907307010</u>	<u>35 Jessup St Brighton CO 80601</u>
<u>0156907307011</u>	<u>65 Jessup St Brighton CO 80601</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

- This two properties tax doesn't match (building are alike) Side by Side.
- I got a writing offer for 625,000 each.

Petitioner's estimate of value: \$ 800000 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]
Petitioner's Signature

Daytime Phone Number (720) 935-3252
Email merquitic63@yahoo.com

By _____
Agent's Signature*

Daytime Phone Number (_____)

Printed Name: _____ Email _____

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

The actual value in the Assessor's Recommendation section does not include 2023 value adjustments for residential and commercial properties. 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: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature Date

Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on _____ / _____ / _____, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (being present--not present) and

Name

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

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (~~agrees--does not agree~~) with the recommendation of the Assessor, and that the petition be (~~approved--approved in part--denied~~) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of _____

Month Year

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year must be submitted in duplicate to the Property Tax Administrator for review

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

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

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

Secretary's Signature Property Tax Administrator's Signature Date

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R004307 Parcel NO.(S) 0156907307010

2. The subject property is classified as a Residential property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023:

Land	\$72,150
Improvements	\$963,850
Total	\$1,036,000

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023:

Land	\$72,150
Improvements	\$802,850
Total	\$875,000

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 19, 2024



Petitioner's Representative

Ryan M. Greenlee
Digitally signed by Ryan M. Greenlee
Date: 2024.09.19 13:30:39 -06'00'

Assessor Representative
Adams County Assessor's Office

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R004307 Parcel No : 0156907307010
 Petition Year : 2023 Date Filed : April 11, 2024
 Owner Entity : MACARENO ALBERTANO JACOBO
 Owner Address : 4864 E 145th Ave
 Owner City : THORNTON State : CO
 Property Location : SUB:BRYANT SUBD DESC: LOT 12 EXC E 30/28 FT AND ALL LOT 13

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	100	L:		L:	\$72,150	\$4,830	A. Ratio 6.70%
		I:		I:	\$963,850	\$64,580	Mill Levy 111.172
				SE:	\$0	\$0	
				ST	(\$55,000)	(\$3,690)	
TOTALS :			\$0		\$981,000	\$65,720	Original Tax \$7,306

Tax Exempt Portion

0%

Petitioner's Statement :

Assessor's Report

Situation :

Action :

Recommendation :

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund		
REAL		L:	\$72,150	\$4,830	L:	\$72,150	\$4,830	Tax Refund \$1,198.43
		I:	\$963,850	\$64,580	I:	\$802,850	\$53,790	Revised Tax
			\$0	\$0	SE:	\$0	\$0	
			(\$55,000)	(\$3,690)	ST	(\$55,000)	(\$3,690)	
TOTALS :			\$981,000	\$65,720		\$820,000	\$54,940	\$6,107.79

RYAN GREENLEE October 1, 2024
 Appraiser Date

Certified General Appraiser

PETITION FOR ABATEMENT OR REFUND OF TAXES

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(Use Assessor's or Commissioners' Date Stamp)

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OFFICE OF THE
ADAMS COUNTY ASSESSOR

Petitioner's Name: Albertano Jacobo-Macarena
Petitioner's Mailing Address: 510 W Jessup St.
Brighton CO 80601
City or Town State Zip Code

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- This two properties tax doesn't match (building are alike)
- I got a writing offer for 625,000 each. Side by Side.

Petitioner's estimate of value: \$ 800000 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]
Petitioner's Signature

Daytime Phone Number (720) 935-3252
Email merquitic63@yahoo.com

By _____
Agent's Signature*

Daytime Phone Number () _____

Printed Name: _____ Email _____

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

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	Actual	Assessed	Tax
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Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
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	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature Date

Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on _____ / _____ / _____, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (being present--not present) and

Name

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

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (~~agrees--does not agree~~) with the recommendation of the Assessor, and that the petition be (~~approved--approved in part--denied~~) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of _____

Month Year

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year must be submitted in duplicate to the Property Tax Administrator for review

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

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

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

Secretary's Signature Property Tax Administrator's Signature Date

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0004308 Parcel No : 0156907307011
 Petition Year : 2023 Date Filed : March 5, 2024
 Owner Entity : MACARENO ALBERTANO JACOBO
 Owner Address : 510 W JESSUP ST
 Owner City : BRIGHTON State : CO
 Property Location : SUB:BRYANT SUBD LOT:11 DESC: AND E 30/28 FT LOT 12

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	100	L:		L:	\$46,800	\$3,140	A. Ratio 6.70%
		I:		I:	\$1,089,200	\$72,980	Mill Levy 111.172
		SE:		SE:	\$0	\$0	
		ST		ST	(\$55,000)	(\$3,690)	
TOTALS :			\$0		\$1,081,000	\$72,430	Original Tax \$8,052

Tax Exempt Portion

0%

Petitioner's Statement :

Assessor's Report

Situation :

Action :

Recommendation :

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund		
REAL		L:	\$46,800	\$3,140	L:	\$46,800	\$3,140	Tax Refund \$1,944.40
		I:	\$1,089,200	\$72,980	I:	\$828,200	\$55,490	Revised Tax
			\$0	\$0	SE:	\$0	\$0	
			(\$55,000)	(\$3,690)	ST	(\$55,000)	(\$3,690)	
TOTALS :			\$1,081,000	\$72,430		\$820,000	\$54,940	\$6,107.79

RYAN GREENLEE October 1, 2024
 Appraiser Date

Certified General Appraiser

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0004308 Parcel NO.(S) 0156907307011

2. The subject property is classified as a Residential property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

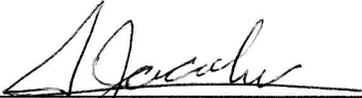
Land	\$46,800
Improvements	\$1,089,200
Total	\$1,136,000

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$46,800
Improvements	\$828,200
Total	\$875,000

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023 .

DATED this: September 19, 2024



Petitioner's Representative

Ryan M. Greenlee
Digitally signed by Ryan M. Greenlee
Date: 2024.09.19 13:31:29 -06'00'

Assessor Representative
Adams County Assessor's Office

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED

County: ADAMS

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

JAN 26 2024

Section I: Petitioner, please complete Section I only.

Date: 01 26 2024
Month Day Year

**OFFICE OF THE
ADAMS COUNTY ASSESSOR**

Petitioner's Name: Nina Neill

Petitioner's Mailing Address: 14167 Lexington Circle
Weyminster CO 80023
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0109586</u>	<u>14167 Lexington Circle</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

There is a significant overvaluation due to erroneous valuation. The property valuation increased \$1,408,079 for a 102% increase. The mass appraisal is incorrect. There is evidence of a 100% error rate for valuation for homes on Lexington Circle. Please see attached.

Petitioner's estimate of value: \$1,850,000 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature _____ Daytime Phone Number (____) _____
Email _____

By _____ Daytime Phone Number (____) _____
Agent's Signature

Printed Name: _____ Email _____

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

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

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Original	_____	_____	_____
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Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
Assessor's or Deputy Assessor's Signature _____			

Petition for Abatement or Refund of Taxes due to Erroneous Valuation for Tax Year 2023
R0109586 Peter D & Nina L Neill 14167 Lexington Circle Westminster, CO 80023

Evidence of Overvaluation

The property value increased \$1,408,079, (102%) which significantly overvalues the assessment and does not reflect the actual market trends. (Reference assessment trend chart) The mass appraisal model appears to overvalue several homes on Lexington Circle as well as homes in neighborhood 115.

There are 3 homes on Lexington Circle that are within approximately 200-250 square feet similar to my home who appealed their valuation. These homes achieved a reduction of \$367,000 to \$616,000 for their valuation. This is a 100% error rate for valuation of these homes. These homes are located next door and across the street.

ADDRESS	SALE DATE	SALEPRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHG TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES	
14167 LEXINGTON CIR	6/10/2015	\$1,429,000	\$2,784,000	\$2,784,000	\$518	\$0	0.00%	2 Story	2000	5375	4	4	3168	800	1.23	Pool
14166 LEXINGTON CIR	11/3/2000	\$1,045,900	\$2,117,000	\$1,750,000	\$342	\$367,000	17.34%	2 Story	2000	5114	5.0	4	3123	2250	0.84	
14087 LEXINGTON CIR	12/29/2017	\$1,575,000	\$2,766,000	\$2,150,000	\$411	\$616,000	22.27%	2 Story	2000	5226	5.0	5	4100	1640	0.82	
14183 LEXINGTON CIR	7/14/2014	\$2,290,000	\$2,745,000	\$2,290,000	\$418	\$455,000	16.58%	2 Story	2000	5481	5.5	5	3155	2800	0.67	Pool

The PSF based on current valuation has a significant 22% variance from low to high. The following chart outlines the value per square foot according to the 2023 Adams County Property Study for neighborhood 115, the location for my home and the total county. The PSF outlined in this report is significantly lower than the current valuations. One of the 3 homes has a PSF of \$342 similar to the report while the other homes are \$411 & \$418 which do not align with the report. The inconsistency of PSF for very similar homes demonstrates evidence for potential error in valuations. (Reference 2023 Adams County Property Assessment Study page 30)

	Median PSF	
	NBHD 115	Total County
Unsold	\$344	\$324
Sold	\$312	\$313

Comparable sales for Lexington Circle Subdivision Lexington July 1, 2020-June 30, 2022

There were 4 homes sold and they are smaller in square feet. There is a 65% variance in PSF from lowest to highest. The largest home has a PSF of \$330 which is in alignment with the 2023 Adams County Property Assessment Study. This home is a viable comparable sale.

ADDRESS	SALE DATE	SALEPRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHG TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES
14118 LEXINGTON CIR	09/18/2020	\$1,062,500	\$1,512,788	\$1,513,000	\$ 330	\$213	0.01%	2 Story	2000	4581	3.5	4	3281		0.66
14178 LEXINGTON CIR	1/29/2021	\$1,625,000	\$2,203,175	\$1,625,000	\$ 384	-\$578,175	-26.24%	1 Story	2000	4227	6.0	6	4227	3300	0.78
14142 LEXINGTON CIR	08/24/2021	\$1,600,000	\$1,969,440	\$1,653,000	\$ 390	-\$316,440	-16.07%	1 Story	2000	4243	4.5	3	4243	2757	0.80
14094 LEXINGTON CIR	03/10/2022	\$1,450,000	\$1,572,815	\$2,016,000	\$ 539	\$443,185	28.18%	2 Story	2001	3743	5.0	6	3698	2880	0.72

Comparable sales based on Square Feet Subdivision Huntington Trails July 1, 2020-June 30, 2022

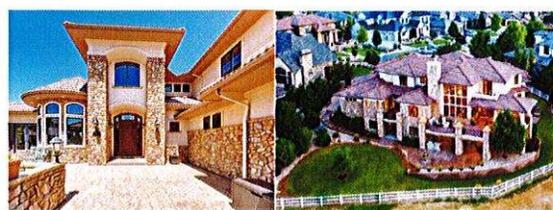
There were 2 homes that sold with similar square feet however these are 6 & 8 years newer, more bedrooms and bathrooms and offers more extraordinary architectural features, and high-end fixtures/upgrades compared to my home. Huntington Trails is a higher scale community with more community amenities (Reference Lexington Shores and Huntington Trails Neighborhood Comparison) When comparing these homes, my valuation at \$1,850,00 seems reasonable.

ADDRESS	SALE DATE	SALEPRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHG TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES
1040 HUNTINGTON TRAILS PKWY WEST	07/14/2020	\$1,599,000	\$2,309,597	\$1,999,000	\$ 382	-\$310,597	-13.45%	2 Story	2006	5227	6.0	4	2574		0.4
1555 W 141ST WAY WESTMINSTER	12/30/2020	\$2,700,000	\$3,701,633	\$2,343,000	\$ 435	-\$1,358,633	-36.70%	2 Story	2008	5391	6.5	5	3368	2863	0.57

1040 Huntington Trails Parkway



1555 W 141st Way



14167 Lexington Circle



Petition for Abatement or Refund of Taxes due to Erroneous Valuation for Tax Year 2023

R0109586 Peter D & Nina L Neill 14167 Lexington Circle Westminster, CO 80023

Anomaly for a Property in Huntington Trail Subdivision

The following property has a valuation \$810,000 less than the sold price 122 days prior to June 30, 2022. This property is EXTRAORDINARY in architectural features, 7 years newer than my property, more bedrooms and baths and all the amenities in the Huntington Trails Subdivision that are not available in Lexington Subdivision. (Reference Comparison of Lexington Shores and Huntington Trails Neighborhoods. If the Huntington Trails property is valued at \$2,190,000 it would seem that my property valued at \$1,850,000 is reasonable.

ADDRESS	SALE DATE	SALE PRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHG TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES
1185 HUNTINGTON TRAILS	02/28/2022	\$3,000,000	\$3,343,500	\$2,190,000	\$ 482	-\$1,153,500	-34.50%	2 Story	2007	4547	6.5	5	2439	1763	0.45 Pool



Profile of Homes on Lexington Circle (sorted based on square feet)

The following is a list of 20 homes. There are many anomalies. The PSF ranges from \$330 to \$539 with a 63% variance from low to high. There are 3 homes that have valuation higher than the time adjusted sales price. The reduction in valuation ranges from \$367,000 to \$938,000. There are 3 of 20 homes with PSF within alignment of the 2023 Adams County Property Assessment Study. There are many examples of overvaluation even post appeal. The properties with no reduction did not appeal.

ADDRESS	SALE DATE	SALE PRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHG TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES
14094 LEXINGTON CIR	03/10/2022	\$1,450,000	\$1,572,815	\$2,016,000	\$ 539	\$443,185	28.18%	2 Story	2001	3743	5.0	6	3698	2880	0.72
14190 LEXINGTON CIR	12/24/1997	\$130,000	\$2,456,000	\$1,518,000	\$ 377	-\$938,000	-38.19%	2 Story	1998	4025	4.5	4	1852	1600	0.74
14055 LEXINGTON CIR	02/13/18	\$1,292,700	\$2,140,000	\$1,733,000	\$ 414	-\$407,000	-19.02%	2 Story	1998	4185	5.5	5	4185	3100	0.72
14135 LEXINGTON CIR	1/23/1998	\$113,750	\$2,417,000	\$2,107,000	\$ 501	-\$310,000	-12.83%	2 Story	1998	4206	4.5	4	2390	1156	0.75
14178 LEXINGTON CIR	1/29/2021	\$1,625,000	\$2,203,175	\$1,625,000	\$ 384	-\$578,175	-26.24%	1 Story	2000	4227	6.0	6	4227	3300	0.78
14142 LEXINGTON CIR	08/24/2021	\$1,600,000	\$1,969,440	\$1,653,000	\$ 390	-\$316,440	-16.07%	1 Story	2000	4243	4.5	3	4243	2757	0.80
14119 LEXINGTON CIR	10/3/2012	\$1,050,000	\$2,563,000	\$1,714,000	\$ 401	-\$849,000	-33.13%	2 Story	1999	4274	4.5	5	2662	2662	0.75 Pool
14022 LEXINGTON CIR	1/7/2000	\$110,000	\$1,882,000	\$1,415,000	\$ 331	-\$467,000	-24.81%	2 Story	2000	4276	4.0	5	3174		0.63 Pool
14106 LEXINGTON CIR	4/28/2020	\$1,525,000	\$2,022,000	\$2,022,000	\$ 468	\$0	0.00%	2 Story	2007	4316	5.5	5	3289	2000	0.74
14058 LEXINGTON CIR	2/27/1998	\$135,000	\$1,954,000	\$1,954,000	\$ 431	\$0	0.00%	2 Story	1999	4529	4.5	4	3100		0.7
14071 LEXINGTON CIR	1/4/2000	\$1,250,000	\$2,680,000	\$2,000,000	\$ 437	-\$680,000	-25.37%	2 Story	1998	4581	3.5	4	3281	2600	0.77
14118 LEXINGTON CIR	09/18/2020	\$1,062,500	\$1,512,788	\$1,513,000	\$ 330	\$213	0.01%	2 Story	2000	4581	3.5	4	3281		0.66
14151 LEXINGTON CIR	7/29/1999	\$738,181	\$2,577,000	\$1,803,000	\$ 377	-\$774,000	-30.03%	2 Story	1999	4780	4	5	2687	2400	0.74 Pool
14046 LEXINGTON CIR	8/15/2019	\$1,750,000	\$2,140,000	\$2,190,000	\$ 443	\$50,000	2.34%	2 Story	1998	4944	8.0	6	4227	3300	0.74
14154 LEXINGTON CIR	8/31/2015	\$1,350,000	\$2,204,000	\$2,204,000	\$ 442	\$0	0.00%	2 Story	2007	4992	7	5	2728	2343	0.63
14166 LEXINGTON CIR	11/3/2000	\$1,045,900	\$2,117,000	\$1,750,000	\$ 342	-\$367,000	-17.34%	2 Story	2000	5114	5.0	4	3123	2250	0.84
14087 LEXINGTON CIR	12/29/2017	\$1,575,000	\$2,766,000	\$2,150,000	\$ 411	-\$616,000	-22.27%	2 Story	2000	5226	5.0	5	4100	1640	0.82
14167 LEXINGTON CIR	6/10/2015	\$1,429,000	\$2,784,000	\$2,784,000	\$ 518	\$0	0.00%	2 Story	2000	5375	4	4	3168	800	1.23 Pool
14183 LEXINGTON CIR	7/14/2014	\$1,684,000	\$2,745,000	\$2,290,000	\$ 418	-\$455,000	-16.58%	2 Story	2000	5481	5.5	5	3155	2800	0.67 Pool
14103 LEXINGTON CIR	9/21/2018	\$1,775,000	\$3,010,000	\$2,425,000	\$ 411	-\$585,000	-19.44%	2 Story	2000	5902	5	5	2888	2662	0.77 Pool

Valuation of 14167 Lexington Circle

The recommended valuation is based on the data from the 2023 Adams County Property Assessment Study utilizing PSF as well as comparable sales. The recommended valuation is based on a \$344 PSF with a valuation of \$1,850,000. This valuation seems reasonable given the comparable sales and evidence presented.

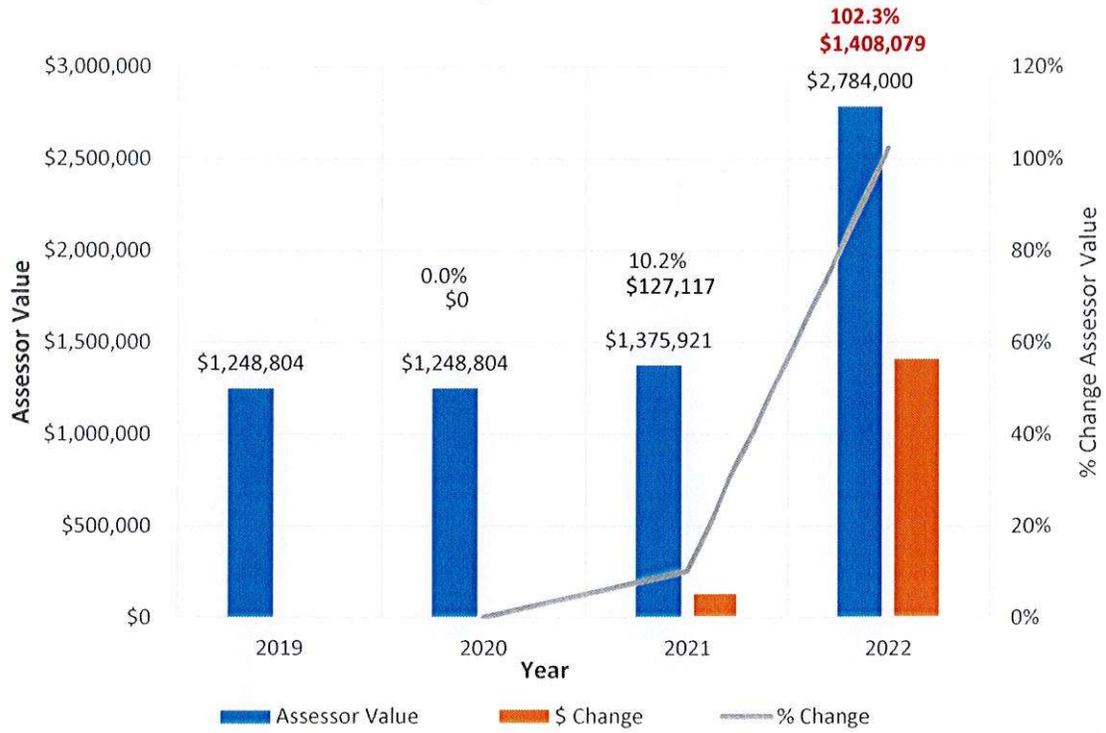
There are many examples of overvaluation of several properties. My home is one of the largest lot size/acres however it has fewer bedrooms and bathrooms and only a small portion of a finished basement compared to homes in similar square feet. My home is most similar to properties located on Lexington Circle.

Petition for Abatement or Refund of Taxes due to Erroneous Valuation for Tax Year 2023
R0109586 Peter D & Nina L Neill 14167 Lexington Circle Westminster, CO 80023

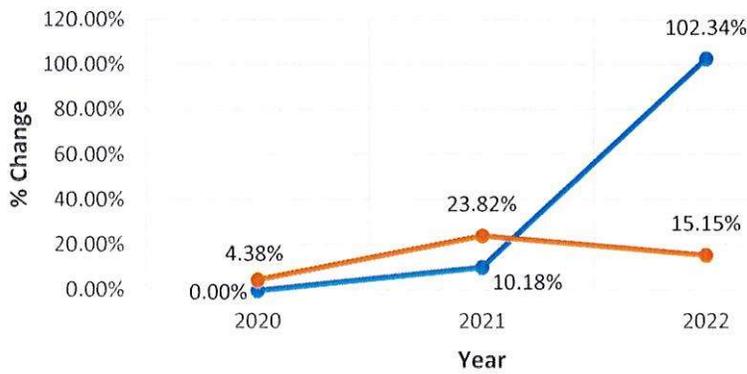
Reference Documents

- Historical trend for 14167 Lexington Circle Assessor Valuation
- 2023 Adams County Property Assessment Study (page 30 price per square feet trend)
- Adams County Local Market Update 2020 to 2022
- Comparison of Lexington Shores and Huntington Trails

14167 Lexington Circle R0109586

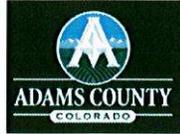


Assessor Valuation % Change vs Adams County Median Price % Increase



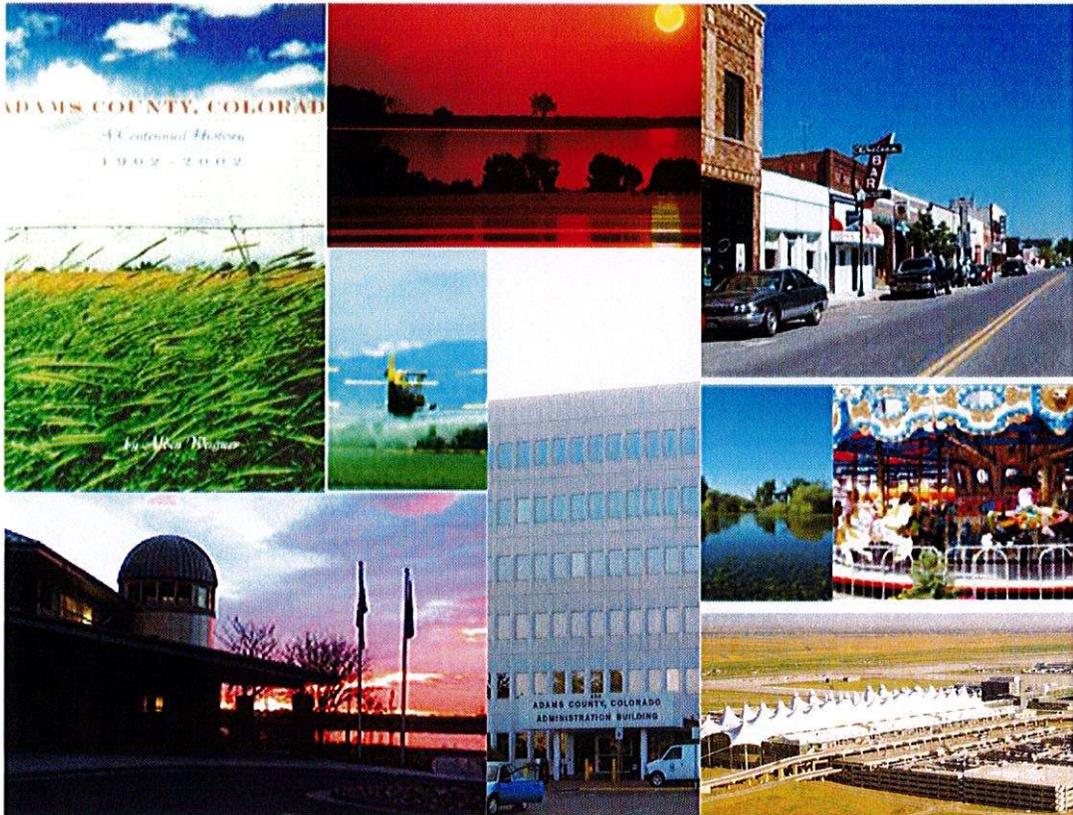
● 14167 Lexington Circle Assessor % Change
● Adams County Median Price % Change

	14167		June	
Year	Assessor Value	% Change	Median	% Change
2019	\$1,248,804		\$ 383,000	
2020	\$1,248,804	0.0%	\$ 399,759	4.38%
2021	\$1,375,921	10.2%	\$ 495,000	23.82%
2022	\$2,784,000	102.3%	\$ 570,000	15.15%



2023

ADAMS COUNTY PROPERTY ASSESSMENT STUDY



There was no residual market trending present in the sale ratio data for most economic areas. While Economic Area 3 had a statistically significant result, the magnitude of the trend was not significant; we therefore concluded that the assessor has adequately addressed market trending in the valuation of residential properties.

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the median actual value per square foot for 2023 between each group. The data was analyzed both as a whole and broken down by economic area, as follows:

Report

VALSF		N	Median	Mean
* UNSOLD	sold			
	UNSOLD	119446	\$324	\$338
SOLD		23452	\$313	\$331

Report

VALSF	ECONAREA	sold	N	Median	Mean
1.00	UNSOLD		3877	\$295	\$294
	SOLD		1101	\$300	\$300
2.00	UNSOLD		20723	\$282	\$290
	SOLD		6409	\$279	\$288
3.00	UNSOLD		31086	\$320	\$328
	SOLD		5817	\$324	\$332
4.00	UNSOLD		43608	\$343	\$357
	SOLD		6270	\$339	\$361
5.00	UNSOLD		11599	\$372	\$380
	SOLD		1644	\$378	\$390
6.00	UNSOLD		8546	\$350	\$355
	SOLD		2209	\$309	\$334

We next stratified this analysis by neighborhoods with at least 30 sales, as follows:

Report

VALSF	NBHD	sold	N	Median	Mean
101	UNSOLD		626	\$272	\$290
	SOLD		69	\$290	\$311
102	UNSOLD		801	\$315	\$300
	SOLD		135	\$348	\$327
* 115	UNSOLD		2106	\$344	\$352
	SOLD		398	\$312	\$336
119	UNSOLD		2871	\$360	\$351
	SOLD		540	\$361	\$356
122	UNSOLD		4829	\$321	\$330
	SOLD		657	\$333	\$345
124	UNSOLD		3878	\$282	\$287
	SOLD		1363	\$287	\$293
130	UNSOLD		374	\$252	\$248
	SOLD		144	\$332	\$305

Comparison of Lexington Shores and Huntington Trails Neighborhoods

As stated on the Adams County Assessor website, "The sales are grouped by property types (single family, condos, townhomes) and regional location (economic/neighborhood areas). Value models are developed for each property type and their respective economic/neighborhood area. Economic/neighborhood areas have direct and immediate effects on value."

Attributes	Lexington Shores	Huntington Trails	Notes
# of Homes	23	210	1 home new build
Highest sale	\$1.775M(2018)	\$4.5M (2004)	
Age of Homes	older	newer	
Grand Entrance w Guard House	0	2	no guard on duty
Pool	0	1	
Clubhouse	0	1	
Playground Area	0	3	
Guest Parking Areas	0	5	designated areas
Architecture	Brick	Stone/Stucco	
Landscape	Medium	High	
Sidewalks	No	Yes	

Local Market Update for June 2022

Research To-1 Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Adams County

Contact the Aurora Association of REALTORS® or Denver Metro Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family

June

Year to Date

Key Metrics	2021	2022	Percent Change from Previous Year	Thru 06-2021	Thru 06-2022	Percent Change from Previous Year
New Listings	894	931	+ 4.1%	4,084	4,283	+ 4.9%
Sold Listings	742	594	- 19.9%	3,562	3,260	- 8.5%
Median Sales Price*	\$495,000	\$570,000	+ 15.2%	\$465,000	\$560,000	+ 20.4%
Average Sales Price*	\$520,414	\$600,197	+ 15.3%	\$496,621	\$585,785	+ 18.0%
Percent of List Price Received*	106.3%	102.9%	- 3.2%	104.4%	104.4%	0.0%
Days on Market Until Sale	7	12	+ 71.4%	12	12	0.0%
Inventory of Homes for Sale	468	768	+ 64.1%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

*Does not account for seller agent's commission or other agent's commission. Inventory change month to month is not shown. Days on market is based on total number of days.

Townhouse/Condo

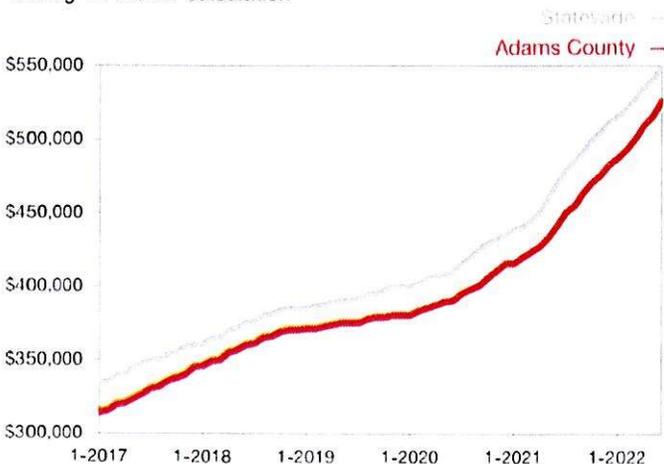
June

Year to Date

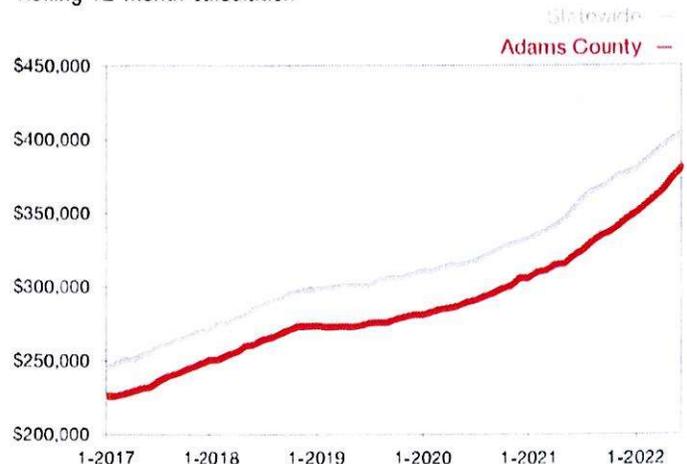
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 06-2021	Thru 06-2022	Percent Change from Previous Year
New Listings	211	205	- 2.8%	1,169	1,024	- 12.4%
Sold Listings	238	178	- 25.2%	1,065	922	- 13.4%
Median Sales Price*	\$350,000	\$415,000	+ 18.6%	\$332,000	\$405,000	+ 22.0%
Average Sales Price*	\$348,657	\$422,125	+ 21.1%	\$336,890	\$408,006	+ 21.1%
Percent of List Price Received*	105.1%	103.6%	- 1.4%	103.1%	105.1%	+ 1.9%
Days on Market Until Sale	7	11	+ 57.1%	15	12	- 20.0%
Inventory of Homes for Sale	99	106	+ 7.1%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

*Does not account for seller agent's commission or other agent's commission. Inventory change month to month is not shown. Days on market is based on total number of days.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for June 2021

A Research Tool Provided by the Colorado Association of REALTORS®

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Adams County

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Single Family

June

Year to Date

Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
New Listings	751	893	+ 18.9%	3,953	4,084	+ 3.3%
Sold Listings	750	734	- 2.1%	3,158	3,570	+ 13.0%
Median Sales Price*	\$399,759	\$495,000	+ 23.8%	\$400,000	\$465,000	+ 16.3%
Average Sales Price*	\$425,376	\$519,636	+ 22.2%	\$426,688	\$496,347	+ 16.3%
Percent of List Price Received*	100.1%	106.2%	+ 6.1%	100.0%	104.4%	+ 4.4%
Days on Market Until Sale	22	7	- 68.2%	26	12	- 53.8%
Inventory of Homes for Sale	684	299	- 56.3%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

*All sales figures for homes with contracts signed on or before 6/30/2021. *To help compare market conditions, prices are presented as a rolling 12-month calculation.

Townhouse/Condo

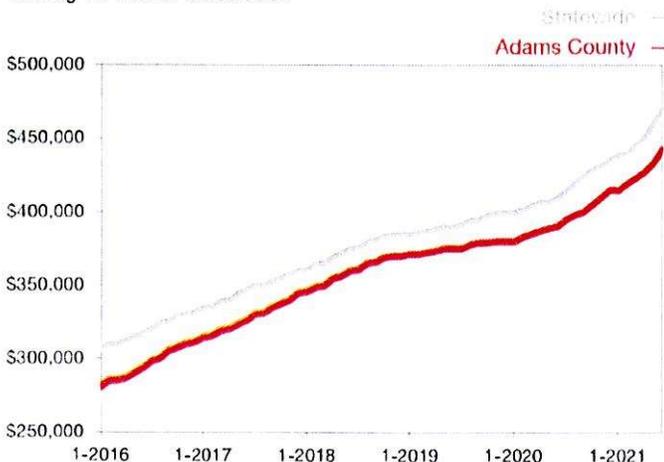
June

Year to Date

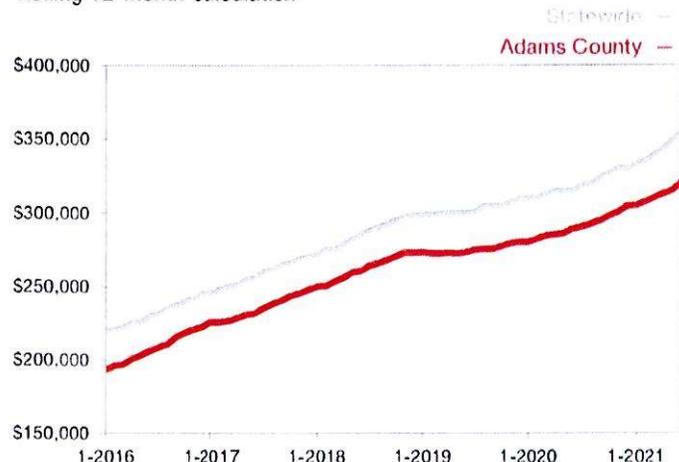
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
New Listings	219	211	- 3.7%	1,110	1,162	+ 4.7%
Sold Listings	193	227	+ 17.6%	840	1,056	+ 25.7%
Median Sales Price*	\$305,000	\$350,000	+ 14.8%	\$292,750	\$332,000	+ 13.4%
Average Sales Price*	\$302,823	\$347,698	+ 14.8%	\$296,275	\$337,061	+ 13.8%
Percent of List Price Received*	100.2%	105.1%	+ 4.9%	99.9%	103.1%	+ 3.2%
Days on Market Until Sale	24	7	- 70.8%	28	15	- 46.4%
Inventory of Homes for Sale	263	63	- 76.0%	--	--	--
Months Supply of Inventory	1.8	0.3	- 83.3%	--	--	--

*All sales figures for homes with contracts signed on or before 6/30/2021. *To help compare market conditions, prices are presented as a rolling 12-month calculation.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for June 2020

A Research Tool Provided by the Colorado Association of REALTORS®

Adams County

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Single Family

Key Metrics	June			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
New Listings	860	753	- 12.4%	4,540	3,958	- 12.8%
Sold Listings	710	719	+ 1.3%	3,445	3,113	- 9.6%
Median Sales Price*	\$383,000	\$397,000	+ 3.7%	\$380,000	\$400,000	+ 5.3%
Average Sales Price*	\$405,308	\$425,922	+ 5.1%	\$404,839	\$426,840	+ 5.4%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	99.7%	100.1%	+ 0.4%
Days on Market Until Sale	23	22	- 4.3%	31	25	- 19.4%
Inventory of Homes for Sale	1,161	501	- 56.8%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

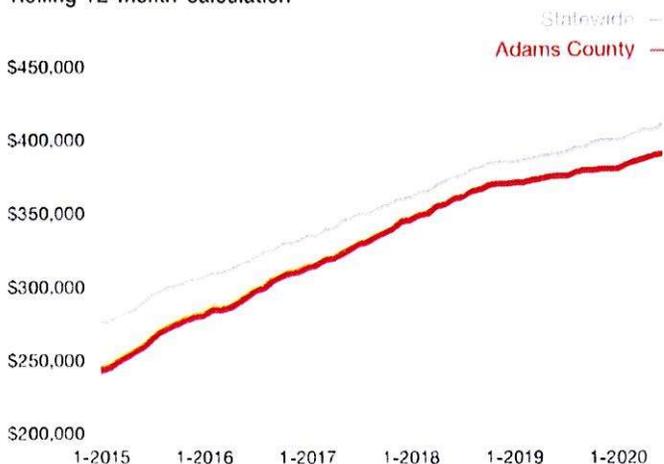
*These statistics are for seller representatives and are subject to market conditions. Inventory for the month can sometimes be low, extreme due to small number of sales.

Townhouse/Condo

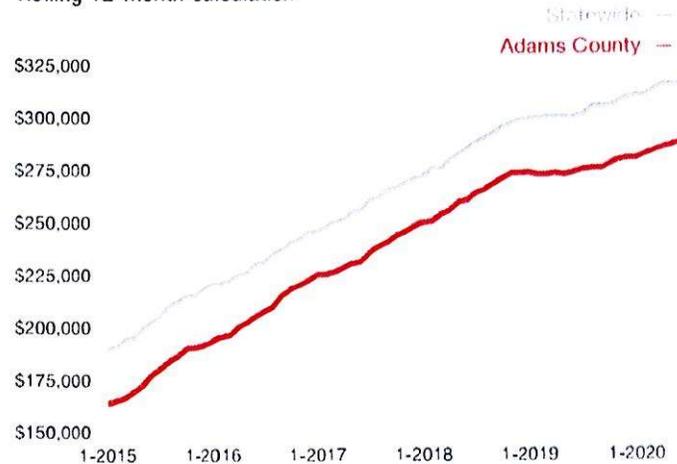
Key Metrics	June			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
New Listings	218	217	- 0.5%	1,185	1,091	- 7.9%
Sold Listings	178	176	- 1.1%	896	815	- 9.0%
Median Sales Price*	\$285,000	\$305,000	+ 7.0%	\$275,000	\$292,000	+ 6.2%
Average Sales Price*	\$282,278	\$301,422	+ 6.8%	\$279,377	\$295,222	+ 5.7%
Percent of List Price Received*	99.9%	100.2%	+ 0.3%	99.7%	99.9%	+ 0.2%
Days on Market Until Sale	21	24	+ 14.3%	25	28	+ 12.0%
Inventory of Homes for Sale	271	138	- 49.1%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

*These statistics are for seller representatives and are subject to market conditions. Inventory for the month can sometimes be low, extreme due to small number of sales.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

COUNTY BOARD OF EQUALIZATION

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0109586 Parcel NO.(S) 1573-21-0-08-015

2. The subject property is classified as a Residential property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

Land	\$401,250
Improvements	\$2,382,750
Total	\$2,784,000

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$401,250
Improvements	\$1,448,750
Total	\$1,850,000

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: June 3, 2024

Petitioner's Representative

Peter D and Nina L Neill

14167 Lexington Cir

Westminster CO, 80023-9392

Jeff Maldonado

Assessor Representative

Adams County Assessor's Office

Digitally signed by Jeff Maldonado
DN: cn=Jeff Maldonado, o, ou,
email=jemaldonado@adcogov.org, c=US
Date: 2024.06.03 08:02:30 -06'00'

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0109586 Parcel No : 1573-21-0-08-015
 Petition Year : 2023 Date Filed : January 26, 2024
 Owner Entity : Peter D and Nina L Neill
 Owner Address : 14167 Lexington Cir State : CO
 Owner City : Westminster
 Property Location : SUB: LEXINGTON SEVENTH FILING LOT: 112

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	100	L:		L:	\$401,250	\$26,880	A. Ratio 6.70%
		I:		I:	\$2,382,750	\$159,640	Mill Levy 93.245
				SE:	\$0	\$0	
				ST	(\$55,000)	(\$3,690)	
TOTALS :			\$0		\$2,729,000	\$182,830	Original Tax \$17,048

Tax Exempt Portion

0%

Petitioner's Statement :

Erroneous valuation 102% increase

Assessor's Report

Situation :

Custom build home - luxury neighborhood. Homes definitely overvalued for 2023 appraisal period

Action :

Value reduced on second review based on comparables.

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund		
REAL		L:	\$401,250	\$26,880	L:	\$401,250	\$26,880	Tax Refund \$5,833.40
		I:	\$2,382,750	\$159,640	I:	\$1,448,750	\$97,070	Revised Tax
			\$0	\$0	SE:	\$0	\$0	
			(\$55,000)	(\$3,690)	ST	(\$55,000)	(\$3,690)	
TOTALS :			\$2,729,000	\$182,830		\$1,795,000	\$120,270	\$11,214.58

Jeff Maldonado September 30, 2024
 Appraiser Date

Certified General Appraiser

REC-100
MAR 05 2024
ADAMS COUNTY ASSESSOR

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received: _____
(Use Assessor's Office Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 3 4 2024
Month Day Year

Petitioner's Name: Sang Han
Petitioner's Mailing Address: 14154 Lexington Circle
Westminster CO 80023
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>015732/008020</u>	<u>14154 Lexington Cir</u>
<u>R0109591</u>	<u>Westminster CO 80023</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.) The Mass Appraisals overvalues homes on Lexington Circle, there is evidence of 100% error rate in property assessment. The attached documents support my valuation

Petitioner's estimate of value: \$1,800,000 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]
Petitioner's Signature Daytime Phone Number 720-256-4055
Email hansang1@msn.com

By _____ Daytime Phone Number (_____) _____
Agent's Signature*

Printed Name: _____ Email _____

*Letter of agency must be attached when petition is submitted by an agent.
If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

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

Assessor's or Deputy Assessor's Signature _____

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition. § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature _____ Date _____

Assessor's or Deputy Assessor's Signature _____ Date _____

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ *(being present--not present)* and

Name

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

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board *(agrees--does not agree)* with the recommendation of the Assessor, and that the petition be *(approved--approved in part--denied)* with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund

 Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

This _____ day of _____, _____

Month Year

 County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

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

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

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

**Petition for Abatement or Refund of Taxes due to Erroneous Valuation for Tax Year 2023
R0109591 Sang Hoon & Jungh Youn 14154 Lexington Circle Westminster, CO 80023**

Evidence of Overvaluation of homes located on Lexington Circle

The 14154 property value increased \$898,019, 68.8% which significantly overvalues the assessment and does not reflect the actual market trends. (Reference assessment value trend charts) The mass appraisal model appears to overvalue several homes on Lexington Circle and homes in neighborhood 115 even post appeal.

There are 4 homes on Lexington Circle that are within approximately 212 to 234 square feet similar to my home and each of these taxpayers appealed their valuation. These homes achieved a reduction of \$367,000 to \$744,000 for their valuation. This is a 100% error rate for valuation of these homes. Note 14046 only appealed with Assessor, not CBOE.

Owner	ADDRESS	SALE DATE	SALE PRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHG TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES
Han	14154 LEXINGTON CIR	8/31/2015	\$1,350,000	\$2,204,000	\$2,204,000	\$ 442	\$0	0.00%	2 Story	2007	4992	7	5	2728	2343	0.63
McDonald	14151 LEXINGTON CIR	7/29/1999	\$738,181	\$2,577,000	\$1,803,000	\$ 377	-\$774,000	-30.03%	2 Story	1999	4780	4	5	2687	2400	0.74
Losio	14046 LEXINGTON CIR	8/15/2019	\$1,750,000	\$2,140,000	\$2,190,000	\$ 443	\$50,000	2.34%	2 Story	1998	4944	8.0	6	4227	3300	0.74
Scheidt	14166 LEXINGTON CIR	11/3/2000	\$1,045,900	\$2,117,000	\$1,750,000	\$ 342	-\$367,000	-17.34%	2 Story	2000	5114	5.0	4	3123	2250	0.84
Tempy	14087 LEXINGTON CIR	12/29/2017	\$1,575,000	\$2,766,000	\$2,150,000	\$ 411	-\$616,000	-22.27%	2 Story	2000	5226	5.0	5	4100	1640	0.82

The PSF based on current valuation from lowest to highest is \$331 - \$501 which is a variance of 51.5% which is not reasonable given the similarities of these homes. The following chart below outlines the value per square foot according to the 2023 Adams County Property Study for neighborhood 115, the location for my home and the total county. (Reference 2023 Adams County Property Assessment Study page 30)

	Median PSF	
	NBHD 115	Total County
Unsold	\$344	\$324
Sold	\$312	\$313

Comparable sales for Lexington Circle July 1, 2020-June 30, 2022

There were 4 homes sold and there is 1 home within 411 square feet of my home. There is a 63% variance in PSF from lowest to highest, \$330-\$539. 14118 Lexington Circle (next door) is the best comparable sale but there are differences in square feet, bedrooms, bathrooms and my home is 7 years newer.

Owner	ADDRESS	SALE DATE	SALE PRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHANGE TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES
Han	14154 LEXINGTON CIR	8/31/2015	\$1,350,000	\$2,204,000	\$2,204,000	\$ 442	\$0	0.00%	2 Story	2007	4992	7	5	2728	2343	0.63
Kenny	14118 LEXINGTON CIR	09/18/2020	\$1,062,500	\$1,512,788	\$1,513,000	\$ 330	\$213	0.01%	2 Story	2000	4581	4.5	4	2934		0.66
Jaques	14178 LEXINGTON CIR	01/29/2021	\$1,625,000	\$2,203,175	\$1,625,000	\$ 384	-\$578,175	-26.24%	1 Story	2000	4227	6.0	6	4227	3300	0.78
Simmons	14142 LEXINGTON CIR	08/24/2021	\$1,600,000	\$1,969,440	\$1,653,000	\$ 390	-\$316,440	-16.07%	1 Story	2000	4243	4.5	3	4243	2757	0.80
Price/Cullen	14094 LEXINGTON CIR	03/10/2022	\$1,450,000	\$1,572,815	\$2,016,000	\$ 539	\$443,185	28.18%	2 Story	2001	3743	5.0	6	3698	2880	0.72

Comparable sales for Subdivision Huntington Trails July 1, 2020-June 30, 2022 (based on square feet)

There is a premium for Huntington Trails compared to Lexington Circle. This community is newer with architectural features and finishes higher end compared to Lexington Circle. The community offer several amenities that Lexington Circle does not have. (Reference Comparison of Lexington Shores and Huntington Trails)

The following are homes within 235 to 354 square feet of my home and 1 year older than my home.

ADDRESS	SALE DATE	SALE PRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHG TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES
14154 LEXINGTON CIR	8/31/2015	\$1,350,000	\$2,204,000	\$2,204,000	\$ 442	\$0	0.00%	2 Story	2007	4992	7	5	2728	2343	0.63
14330 SANTA FE ST	5/26/2021	\$1,225,000	\$1,574,615	\$1,576,900	\$ 340	\$2,285	0.15%	2 Story	2006	4638	4.5	6	2363	1764	0.298
1040 HUNTINGTON TRAILS	07/14/2020	\$1,599,000	\$2,309,597	\$1,999,000	\$ 382	-\$310,597	-13.45%	2 Story	2006	5227	6.0	4	2574		0.40

**Petition for Abatement or Refund of Taxes due to Erroneous Valuation for Tax Year 2023
R0109591 Sang Hoon & Jungh Youn 14154 Lexington Circle Westminster, CO 80023**

Anomaly for a Property in Huntington Trail Subdivision

The following property sold for \$3,000,000 and has a valuation \$810,000 less than the sold price 122 days prior to June 30, 2022. This property is EXTRAORDINARY in architectural features and has all the amenities in the Huntington Trails Subdivision that are not available in Lexington Circle. (Reference Comparison of Lexington Shores and Huntington Trails Neighborhoods) Both my home and this property were built in 2007 and this home is 231 square feet larger. If the Huntington Trails property is valued at \$2,190,000 it would seem that my property valuation should be significantly lower.

ADDRESS	SALE DATE	SALEPRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHG TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES
15 HUNTINGTON TRAILS	02/28/2022	\$3,000,000	\$3,343,500	\$2,190,000	\$ 482	-\$1,153,500	-34.50%	2 Story	2007	4547	6.5	5	2439	1763	0.45



Profile of Homes on Lexington Circle (sorted based on square feet)

The following is a list of 20 homes. There are many anomalies. The PSF ranges from \$330 to \$539 with a 63% variance from low to high. There are 3 homes that have valuation higher than the time adjusted sales price. The reduction in valuation ranges from \$367,000 to \$938,000. There are 3 of 20 homes with PSF within alignment of the 2023 Adams County Property Assessment Study. There are many examples of overvaluation even post appeal. The properties with no reduction did not appeal. Based on reduction in value, there is a 100% error rate so comparing to these values presents risk of continued overvaluation.

ADDRESS	SALE DATE	SALEPRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHG TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES
14094 LEXINGTON CIR	03/10/2022	\$1,450,000	\$1,572,815	\$2,016,000	\$ 539	\$443,185	28.18%	2 Story	2001	3743	5.0	6	3698	2880	0.72
14190 LEXINGTON CIR	12/24/1997	\$130,000	\$2,456,000	\$1,518,000	\$ 377	-\$938,000	-38.19%	2 Story	1998	4025	4.5	4	1852	1600	0.74
14055 LEXINGTON CIR	02/13/18	\$1,292,700	\$2,140,000	\$1,733,000	\$ 414	-\$407,000	-19.02%	2 Story	1998	4185	5.5	5	4185	3100	0.72
14135 LEXINGTON CIR	1/23/1998	\$113,750	\$2,417,000	\$2,107,000	\$ 501	-\$310,000	-12.83%	2 Story	1998	4206	4.5	4	2390	1156	0.75
14178 LEXINGTON CIR	1/29/2021	\$1,625,000	\$2,203,175	\$1,625,000	\$ 384	-\$578,175	-26.24%	1 Story	2000	4227	6.0	6	4227	3300	0.78
14142 LEXINGTON CIR	08/24/2021	\$1,600,000	\$1,969,440	\$1,653,000	\$ 390	-\$316,440	-16.07%	1 Story	2000	4243	4.5	3	4243	2757	0.80
14119 LEXINGTON CIR	10/3/2012	\$1,050,000	\$2,563,000	\$1,714,000	\$ 401	-\$849,000	-33.13%	2 Story	1999	4274	4.5	5	2662	2662	0.75
14022 LEXINGTON CIR	1/7/2000	\$110,000	\$1,882,000	\$1,415,000	\$ 331	-\$467,000	-24.81%	2 Story	2000	4276	4.0	5	3174		0.63
14106 LEXINGTON CIR	4/28/2020	\$1,525,000	\$2,022,000	\$2,022,000	\$ 468	\$0	0.00%	2 Story	2007	4316	5.5	5	3289	2000	0.74
14058 LEXINGTON CIR	2/27/1998	\$135,000	\$1,954,000	\$1,954,000	\$ 431	\$0	0.00%	2 Story	1999	4529	4.5	4	3100		0.7
14071 LEXINGTON CIR	1/4/2000	\$1,250,000	\$2,680,000	\$2,000,000	\$ 437	-\$680,000	-25.37%	2 Story	1998	4581	3.5	4	3281	2600	0.77
14118 LEXINGTON CIR	09/18/2020	\$1,062,500	\$1,512,788	\$1,513,000	\$ 330	\$213	0.01%	2 Story	2000	4581	3.5	4	3281		0.66
14151 LEXINGTON CIR	7/29/1999	\$738,181	\$2,577,000	\$1,803,000	\$ 377	-\$774,000	-30.03%	2 Story	1999	4780	4	5	2687	2400	0.74
14046 LEXINGTON CIR	8/15/2019	\$1,750,000	\$2,140,000	\$2,190,000	\$ 443	\$50,000	2.34%	2 Story	1998	4944	8.0	6	4227	3300	0.74
14154 LEXINGTON CIR	8/31/2015	\$1,350,000	\$2,204,000	\$2,204,000	\$ 442	\$0	0.00%	2 Story	2007	4992	7	5	2728	2343	0.63
14166 LEXINGTON CIR	11/3/2000	\$1,045,900	\$2,117,000	\$1,750,000	\$ 342	-\$367,000	-17.34%	2 Story	2000	5114	5.0	4	3123	2250	0.84
14087 LEXINGTON CIR	12/29/2017	\$1,575,000	\$2,766,000	\$2,150,000	\$ 411	-\$616,000	-22.27%	2 Story	2000	5226	5.0	5	4100	1640	0.82
14167 LEXINGTON CIR	6/10/2015	\$1,429,000	\$2,784,000	\$2,784,000	\$ 518	\$0	0.00%	2 Story	2000	5375	4	4	3168	800	1.23
14183 LEXINGTON CIR	7/14/2014	\$1,684,000	\$2,745,000	\$2,290,000	\$ 418	-\$455,000	-16.58%	2 Story	2000	5481	5.5	5	3155	2800	0.67
14103 LEXINGTON CIR	9/21/2018	\$1,775,000	\$3,010,000	\$2,425,000	\$ 411	-\$585,000	-19.44%	2 Story	2000	5902	5	5	2888	2662	0.77

**Petition for Abatement or Refund of Taxes due to Erroneous Valuation for Tax Year 2023
R0109591 Sang Hoon & Jungh Youn 14154 Lexington Circle Westminster, CO 80023**

Valuation of 14154 Lexington Circle

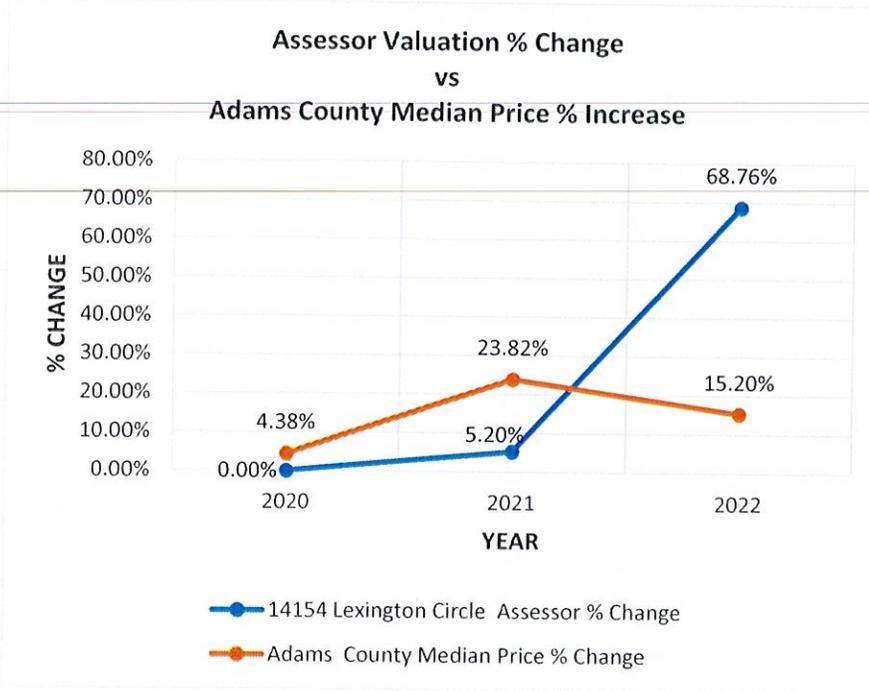
The recommended property valuation is \$1,800,000 which results in a \$360.57 PSF. The rationale for this valuation is based on the comparison of the 14166 home next door which is valued at \$1,750,000. My home is 192 square feet smaller and 7 years newer with more bedrooms and bathrooms. The \$360 PSF is greater than the 115 neighborhood PSF of sold \$312 & unsold \$344 as stated in the 2023 Adams County Property Assessment Study. There is significant variance in PSF across the neighborhood.

Reference Documents

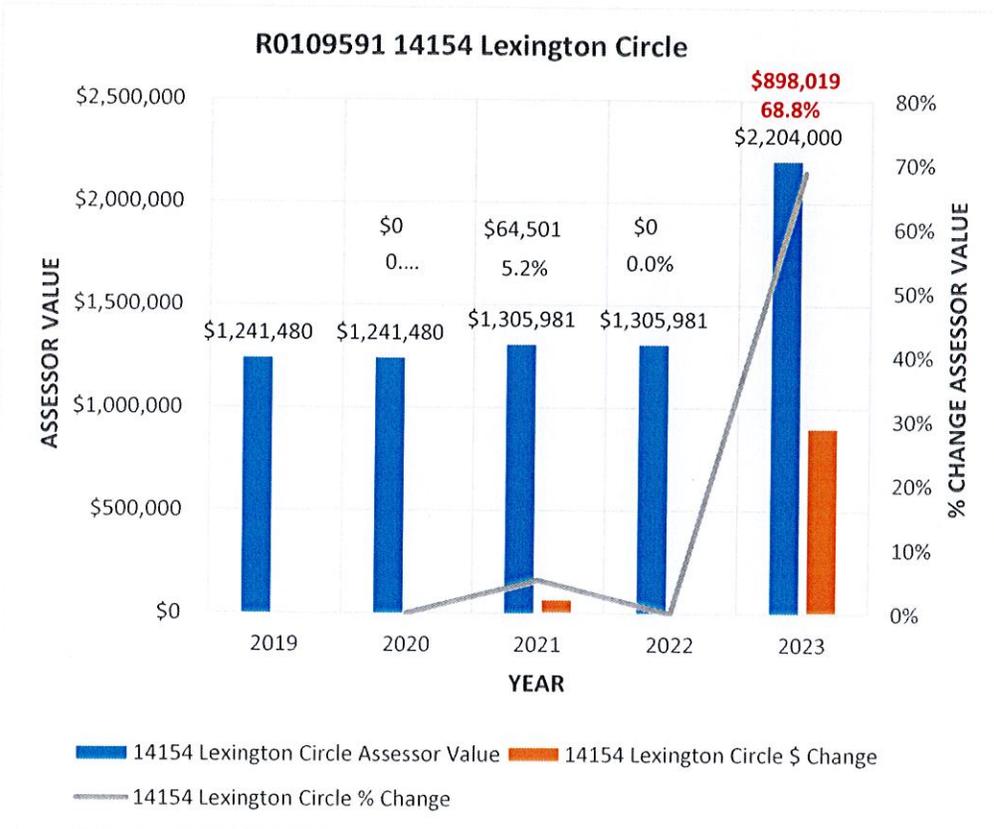
- Real Property Notice of Valuation 2019,2021,2023
- Historical trend for 14106 Lexington Circle Assessor Valuation
- Adams County Local Market Update 2020 to 2022
- 2023 Adams County Property Assessment Study (page 30 price per square feet trend)
- Comparison of Lexington Shores and Huntington Trails

Petition for Abatement or Refund of Taxes due to Erroneous Valuation for Tax Year 2023
R0109591 Sang Hoon & Jungh Youn 14154 Lexington Circle Westminster, CO 80023

Historical trend for 14154 Lexington Circle Assessor Valuation



	14154		June	
Year	Assessor Value	% Change	Median	% Chang
2019	\$1,241,480		\$ 383,000	
2020	\$1,241,480	0.0%	\$ 399,759	4.38%
2021	\$1,305,981	5.2%	\$ 495,000	23.82%
2022	\$1,305,981	0.0%	\$ 570,000	15.20%
2023	\$2,204,000	68.8%	NA	



14154 Lexington Circle			
Year	Assessor Value	\$ Change	% Change
2019	\$1,241,480		
2020	\$1,241,480	\$0	0.0%
2021	\$1,305,981	\$64,501	5.2%
2022	\$1,305,981	\$0	0.0%
2023	\$2,204,000	\$898,019	68.8%



KEN MUSSO
ADAMS COUNTY ASSESSOR
 4430 South Adams County Parkway • Brighton, CO 80601
 720-523-6038 • Fax: 720-523-6037

2023 REAL PROPERTY NOTICE OF VALUATION

Parcel #: 0157321008020

DATE:

SCHEDULE NUMBER	TAX YEAR	TAX AREA CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)		
R0109591	2023	150	SUB:LEXINGTON SEVENTH FILING LOT:117		
PROPERTY OWNER	HAN SANG HOON AND JUNG-JU-YOUN 14154 LEXINGTON CIR WESTMINSTER, CO 80023-9390				
PROPERTY CLASSIFICATION	ASSESSMENT RATE		ACTUAL VALUE		+ OR - CHANGE
	PRIOR YEAR	CURR YEAR	PRIOR YEAR	CURR YEAR	
RESIDENTIAL	6.95%	6.765%	1,305,981	2,204,000	
		TOTAL	1,305,981	2,204,000	+898,019

Note:

LAND AND IMPROVEMENT CHARACTERISTICS (On first building only)

Address: 14154 LEXINGTON CIR, WESTMINSTER

Built As Desc: 2 Story

Residential SF: 4,992

Commercial SF:

Out Bldgs.:

Year Built: 2007

Quality: Excellent

Land SF: 27,443

Land Type: Residential

Bldgs.: 1

ESTIMATE OF TAXES: 14,907

REAL PROPERTY

A change in the assessment rate is not grounds for protest or abatement of taxes, § 39-5-121(1)(a)(I), C.R.S.

The tax notice you receive next January will be based on the current year actual value.

If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

You have the right to protest the classification and/or valuation of your property.

The tax amount is merely an estimate based upon the best information available. You have the right to protest the adjustment in valuation, but not the estimate of taxes, § 39-5-121(1), C.R.S.



KEN MUSSO
ADAMS COUNTY ASSESSOR
 4430 South Adams County Parkway • Brighton, CO 80601
 720-523-6038 • Fax 720-523-6037

2019 REAL PROPERTY NOTICE OF VALUATION

0157321008020

DATE: 5/1/2019

ACCOUNT NUMBER	TAX YEAR	TAX AREA CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)	
R0109591	2019	150	SUB:LEXINGTON SEVENTH FILING LOT:117	
PROPERTY OWNER	HAN SANG HOON AND JUNG JU YOUN 14154 LEXINGTON CIR WESTMINSTER, CO 80023-9390			
PROPERTY CLASSIFICATION	ACTUAL VALUE		+ OR - CHANGE	
	PRIOR YEAR	CURRENT YEAR		
RESIDENTIAL	1,371,841	1,241,480	-130,361	
	TOTAL	1,371,841	1,241,480	-130,361

Note:

LAND AND IMPROVEMENT CHARACTERISTICS (On first building only)

Address: 14154 LEXINGTON CIR, WESTMINSTER
Built As Desc: 2 Story
Residential SF: 4,992
Commercial SF:
Out Bldgs SF:
Year Built: 2007
Quality: Excellent
Land SF: 27,443
Land Type: Residential
Bldgs 1

Market Comparable Information for Residential properties only. Your property has been valued using mass appraisal techniques.

Use the links below to access the Sales Comparables:

Master Sales List:

<http://www.adcogov.org/sites/default/files/Qualified%20Sales%20with%20Trended%20Sale.xls>

Sales Distribution Search:

https://gisapp.adcogov.org/Html5Viewer/index.html?viewer=AdvancedExt.Advanced_HTML

How to use the Sales Distribution Search:

<http://www.adcogov.org/sites/default/files/HowToAccess2019ReappraisalSalesInfoOnLine.pdf>

REAL PROPERTY

The assessment rate for residential property is 7.15%, § 39-1-104.2(3), C.R.S. A change in the residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1) C.R.S.

The tax notice you receive next January will be based on the current year actual value.

If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

You have the right to protest the classification and/or valuation of your property.

Local Market Update for June 2022

A Research Tool Provided by the Colorado Association of REALTORS®

Adams County

Contact the Aurora Association of REALTORS® or Denver Metro Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family

June

Year to Date

Key Metrics	2021	2022	Percent Change from Previous Year	Thru 06-2021	Thru 06-2022	Percent Change from Previous Year
New Listings	894	931	+ 4.1%	4,084	4,283	+ 4.9%
Sold Listings	742	594	- 19.9%	3,562	3,260	- 8.5%
Median Sales Price*	\$495,000	\$570,000	+ 15.2%	\$465,000	\$560,000	+ 20.4%
Average Sales Price*	\$520,414	\$600,197	+ 15.3%	\$496,621	\$585,785	+ 18.0%
Percent of List Price Received*	106.3%	102.9%	- 3.2%	104.4%	104.4%	0.0%
Days on Market Until Sale	7	12	+ 71.4%	12	12	0.0%
Inventory of Homes for Sale	468	768	+ 64.1%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

* Excludes short sales, foreclosures, and other non-typical sales. * Selling price may differ from purchase price as a result of seller's profit/loss.

Townhouse/Condo

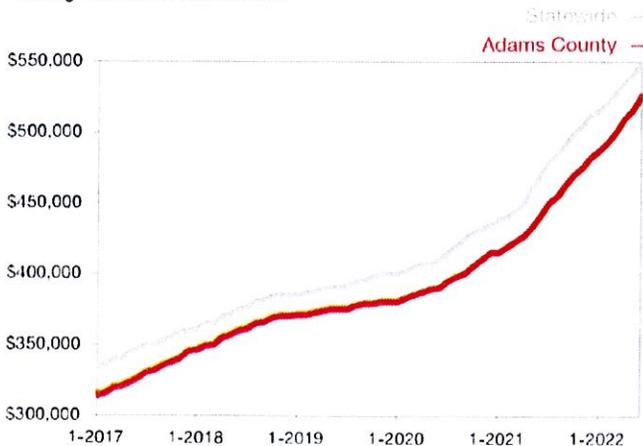
June

Year to Date

Key Metrics	2021	2022	Percent Change from Previous Year	Thru 06-2021	Thru 06-2022	Percent Change from Previous Year
New Listings	211	205	- 2.8%	1,169	1,024	- 12.4%
Sold Listings	238	178	- 25.2%	1,065	922	- 13.4%
Median Sales Price*	\$350,000	\$415,000	+ 18.6%	\$332,000	\$405,000	+ 22.0%
Average Sales Price*	\$348,657	\$422,125	+ 21.1%	\$336,890	\$408,006	+ 21.1%
Percent of List Price Received*	105.1%	103.6%	- 1.4%	103.1%	105.1%	+ 1.9%
Days on Market Until Sale	7	11	+ 57.1%	15	12	- 20.0%
Inventory of Homes for Sale	99	106	+ 7.1%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

* Excludes short sales, foreclosures, and other non-typical sales. * Selling price may differ from purchase price as a result of seller's profit/loss.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo Rolling 12-Month Calculation



Local Market Update for June 2021

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®



Adams County

Contact the Aurora Association of REALTORS® or Denver Metro Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family

Key Metrics	June			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
New Listings	751	893	+ 18.9%	3,953	4,084	+ 3.3%
Sold Listings	750	734	- 2.1%	3,158	3,570	+ 13.0%
Median Sales Price*	\$399,759	\$495,000	+ 23.8%	\$400,000	\$465,000	+ 16.3%
Average Sales Price*	\$425,376	\$519,636	+ 22.2%	\$426,688	\$496,347	+ 16.3%
Percent of List Price Received*	100.1%	106.2%	+ 6.1%	100.0%	104.4%	+ 4.4%
Days on Market Until Sale	22	7	- 68.2%	26	12	- 53.8%
Inventory of Homes for Sale	684	299	- 56.3%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

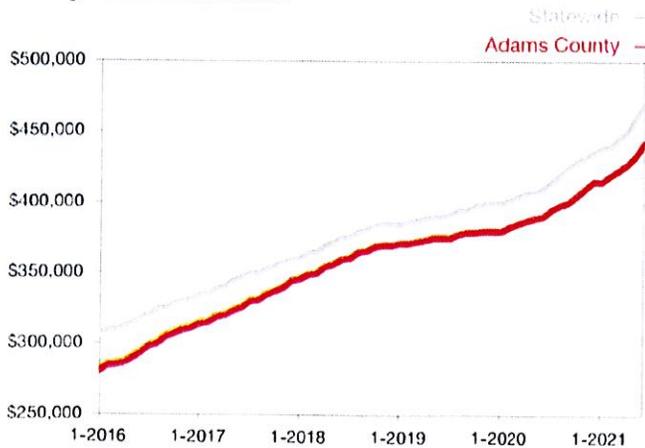
* All values are based on the latest available data for the month and year reported. ** Supply and demand data is current through June 30, 2021.

Townhouse/Condo

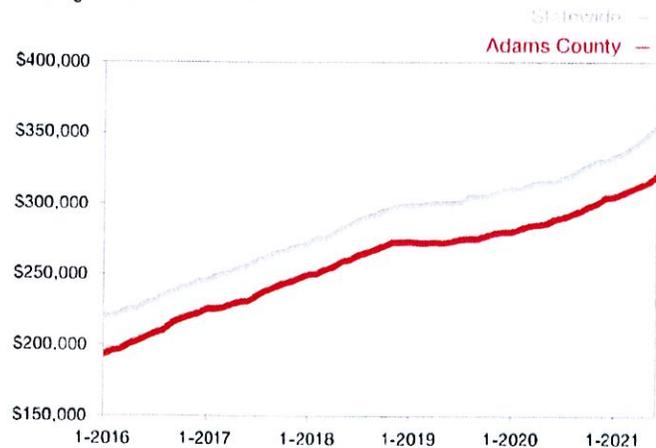
Key Metrics	June			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
New Listings	219	211	- 3.7%	1,110	1,162	+ 4.7%
Sold Listings	193	227	+ 17.6%	840	1,056	+ 25.7%
Median Sales Price*	\$305,000	\$350,000	+ 14.8%	\$292,750	\$332,000	+ 13.4%
Average Sales Price*	\$302,823	\$347,698	+ 14.8%	\$296,275	\$337,061	+ 13.8%
Percent of List Price Received*	100.2%	105.1%	+ 4.9%	99.9%	103.1%	+ 3.2%
Days on Market Until Sale	24	7	- 70.8%	28	15	- 46.4%
Inventory of Homes for Sale	263	63	- 76.0%	--	--	--
Months Supply of Inventory	1.8	0.3	- 83.3%	--	--	--

* All values are based on the latest available data for the month and year reported. ** Supply and demand data is current through June 30, 2021.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo
Rolling 12-Month Calculation



Local Market Update for June 2020

A Research Tool Provided by the Colorado Association of REALTORS®

Adams County

Contact the Aurora Association of REALTORS® or Denver Metro Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family

Key Metrics	June			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
New Listings	860	753	- 12.4%	4,540	3,958	- 12.8%
Sold Listings	710	719	+ 1.3%	3,445	3,113	- 9.6%
Median Sales Price*	\$383,000	\$397,000	+ 3.7%	\$380,000	\$400,000	+ 5.3%
Average Sales Price*	\$405,308	\$425,922	+ 5.1%	\$404,839	\$426,840	+ 5.4%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	99.7%	100.1%	+ 0.4%
Days on Market Until Sale	23	22	- 4.3%	31	25	- 19.4%
Inventory of Homes for Sale	1,161	501	- 56.8%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

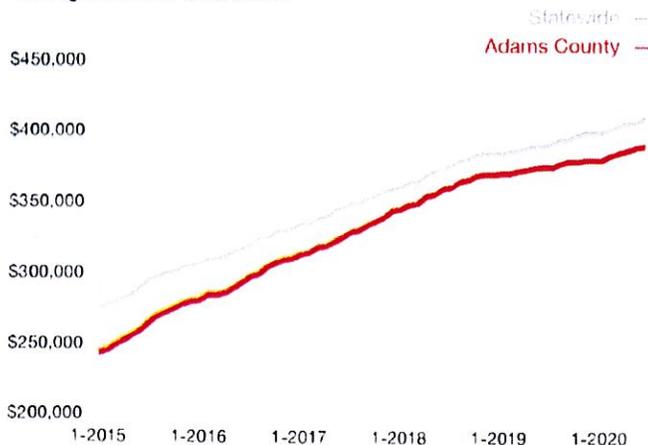
*Data is for sales of single-family detached homes. Inventory of homes for sale includes homes with pending sales.

Townhouse/Condo

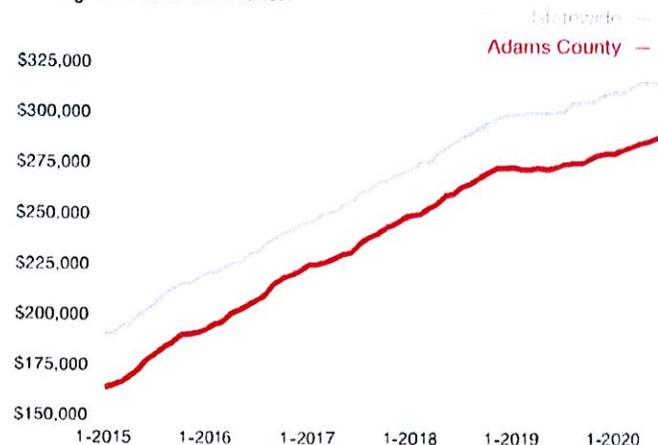
Key Metrics	June			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
New Listings	218	217	- 0.5%	1,185	1,091	- 7.9%
Sold Listings	178	176	- 1.1%	896	815	- 9.0%
Median Sales Price*	\$285,000	\$305,000	+ 7.0%	\$275,000	\$292,000	+ 6.2%
Average Sales Price*	\$282,278	\$301,422	+ 6.8%	\$279,377	\$295,222	+ 5.7%
Percent of List Price Received*	99.9%	100.2%	+ 0.3%	99.7%	99.9%	+ 0.2%
Days on Market Until Sale	21	24	+ 14.3%	25	28	+ 12.0%
Inventory of Homes for Sale	271	138	- 49.1%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

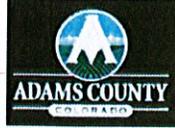
*Data is for sales of townhouses, condos, and townhomes. Inventory of homes for sale includes homes with pending sales.

Median Sales Price – Single Family
Rolling 12-Month Calculation



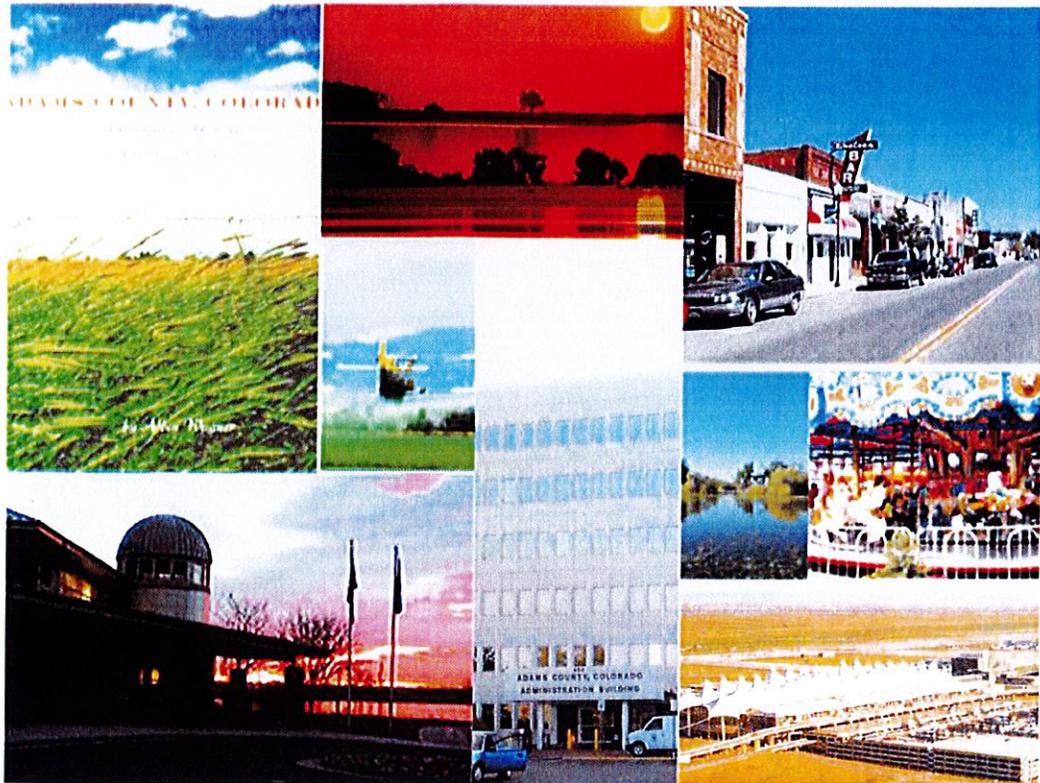
Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation





2023

ADAMS COUNTY PROPERTY ASSESSMENT STUDY



There was no residual market trending present in the sale ratio data for most economic areas. While Economic Area 3 had a statistically significant result, the magnitude of the trend was not significant; we therefore concluded that the assessor has adequately addressed market trending in the valuation of residential properties.

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the median actual value per square foot for 2023 between each group. The data was analyzed both as a whole and broken down by economic area, as follows:

Report

VALSF			
sold	N	Median	Mean
UNSOLD	119446	\$324	\$338
SOLD	23452	\$313	\$331

Report

VALSF				
ECONAREA	sold	N	Median	Mean
1.00	UNSOLD	3877	\$295	\$294
	SOLD	1101	\$300	\$300
2.00	UNSOLD	20723	\$282	\$290
	SOLD	6409	\$279	\$288
3.00	UNSOLD	31086	\$320	\$328
	SOLD	5817	\$324	\$332
4.00	UNSOLD	43608	\$343	\$357
	SOLD	6270	\$339	\$361
5.00	UNSOLD	11599	\$372	\$380
	SOLD	1644	\$378	\$390
6.00	UNSOLD	8546	\$350	\$355
	SOLD	2209	\$309	\$334

We next stratified this analysis by neighborhoods with at least 30 sales, as follows:

Report

VALSF				
NBHD	sold	N	Median	Mean
101	UNSOLD	626	\$272	\$290
	SOLD	69	\$290	\$311
102	UNSOLD	801	\$315	\$300
	SOLD	135	\$348	\$327
115	UNSOLD	2106	\$344	\$352
	SOLD	398	\$312	\$336
119	UNSOLD	2871	\$360	\$351
	SOLD	540	\$361	\$356
122	UNSOLD	4829	\$321	\$330
	SOLD	657	\$333	\$345
124	UNSOLD	3878	\$282	\$287
	SOLD	1363	\$287	\$293
130	UNSOLD	374	\$252	\$248
	SOLD	144	\$332	\$305

Comparison of Lexington Shores and Huntington Trails Neighborhoods

As stated on the Adams County Assessor website, "The sales are grouped by property types (single family, condos, townhomes) and regional location (economic/neighborhood areas). Value models are developed for each property type and their respective economic/neighborhood area. Economic/neighborhood areas have direct and immediate effects on value."

Attributes	Lexington Shores	Huntington Trails	Notes
# of Homes	23	210	1 home new build
Highest sale	\$1.775M(2018)	\$4.5M (2004)	
Age of Homes	older	newer	
Grand Entrance w Guard House	0	2	no guard on duty
Pool	0	1	
Clubhouse	0	1	
Playground Area	0	3	
Guest Parking Areas	0	5	designated areas
Architecture	Brick	Stone/Stucco	
Landscape	Medium	High	
Sidewalks	No	Yes	

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

COUNTY BOARD OF EQUALIZATION

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0109591 Parcel NO.(S) 1573-21-0-08-020

2. The subject property is classified as a Residential property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

Land	\$321,000
Improvements	\$1,883,000
Total	\$2,204,000

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$321,000
Improvements	\$1,479,000
Total	\$1,800,000

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 23, 2024

Petitioner's Representative
Sang Han
15154 Lexington Cir
Westminster CO 80023-9390

Jeff Maldonado

Assessor Representative
Adams County Assessor's Office

Digitally signed by Jeff Maldonado
DN: cn=Jeff Maldonado, o, ou,
email=jemaldonado@adcogov.org, c=US
Date: 2024.09.23 09:23:04 -06'00'

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0109591 Parcel No : 1573-21-0-08-020
 Petition Year : **2023** Date Filed : March 5, 2024
 Owner Entity : Sang Han
 Owner Address : 14154 Lexington Cir
 Owner City : Westminster State : **CO**
 Property Location : LEXINGTON SEVENTH FILING LOT 117

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL	100	L:	\$321,000	\$0	L:	\$321,000	A. Ratio	6.70%	
		I:	\$1,883,000	\$0	I:	\$1,883,000	\$126,160	Mill Levy	93.245
			\$ (55,000)		St Red	\$ (55,000)	(\$3,690)	State Ded.	\$ (55,000)
TOTALS :		\$2,149,000	\$143,980	\$2,149,000	\$143,983	Original Tax	\$13,426		

Petitioner's Statement :

MASS APPRAISAL OVERVALUES LEXINGTON CIRCLE HOMES - DOCUMENTS ATTACHED

Assessor's Report

Situation :

REVIEWED NEIGHBORHOOD COMPARABLES

Action :

REDUCTION SUPPORTED AND RECOMMENDED

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund			
REAL	100	L:	\$321,000	\$21,510	L:	\$321,000	\$21,510	Tax Refund	\$2,523.96
		I:	\$1,883,000	\$126,160	I:	\$1,479,000	\$99,090		
		St F	(\$55,000)	(\$3,690)	St Red	\$ (55,000)	(\$3,690)	Revised Tax	\$10,901.74
TOTALS :		\$2,149,000	\$143,983	\$1,745,000	\$116,915				

Jeff Maldonado September 25, 2024
 Appraiser Date
 Residential Appraiser

RECEIVED

PETITION FOR ABATEMENT OR REFUND OF TAXES

AUG 27 2024 ✓

County: Adams County

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

OFFICE OF THE
ADAMS COUNTY ASSESSOR

Section I: Petitioner, please complete Section I only.

Date: 08-29-2024
Month Day Year

Petitioner's Name: Rito Torres ✓

Petitioner's Mailing Address: 12795 Ivy Street
Thornton CO 80602

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0160239 ✓</u>	<u>12795 Ivy Street</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2022 and 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

I purchased the property march 2021 and I paid \$33,865.00 so that is the value of the house. \$421,000.00 is over the value of the house I purchased.

Petitioner's estimate of value: \$ 370,000 (2022) and \$ 370,000 (2023)
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Rito Torres ✓
Petitioner's Signature

Daytime Phone Number (303) 974-7077

Email workwithrito@gmail.com

By _____ X
Agent's Signature*

Daytime Phone Number (_____) _____

Printed Name: _____ Email _____

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

The actual value in the Assessor's Recommendation section does not include 2023 value adjustments for residential and commercial properties. 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, § 39-10-114.6(1), C.R.S.

Section II: Assessor's Recommendation
(For Assessor's Use Only)

	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOO.)

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOO.)

Assessor recommends denial for the following reason(s):

A. Goldenloo ✓
Assessor's or Deputy Assessor's Signature

22

23

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	=====	=====	=====

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature Date

Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:
Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (*being present--not present*) and
Name

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

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (*agrees--does not agree*) with the recommendation of the Assessor, and that the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County
this _____ day of _____, _____.
Month Year

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby
 Approved Approved in part \$ _____ Denied for the following reason(s):

Secretary's Signature Property Tax Administrator's Signature Date

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

COUNTY BOARD OF EQUALIZATION

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0160239 Parcel NO.(S) 0157132213050

2. The subject property is classified as a Residential property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

Land	\$58,000
Improvements	\$363,000
Total	\$421,000

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$58,000
Improvements	\$347,479
Total	\$405,479

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023 .

DATED this: September 27, 2023

Rito Torres

Petitioner's Representative



David
Balczo

Digitally signed by David Balczo
DN: cn=David Balczo, o=Adams
County Government,
ou=Assessor's Office,
email=dbalczo@adcogov.org,
c=US
Date: 2024.09.27 13:32:17 -06'00'

Assessor Representative
Adams County Assessor's Office

Lic# 200002740
O: 720.523.6734
DBalczo@adcogov.org

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0160239 Parcel No : 0157132213050
 Petition Year : 2023 Date Filed : August 27, 2024
 Owner Entity : TORRES RITO
 Owner Address : 12795 IVY ST State : CO
 Owner City : THORNTON
 Property Location : SUB:SAGE CREEK FILING NO 2 BLK:6 LOT:14

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	100	L:		L:	\$58,000	\$3,890	A. Ratio 6.70%
		I:		I:	\$363,000	\$24,320	Mill Levy 97.988
		SE:		SE:	\$0	\$0	
		ST		ST	(\$55,000)	(\$3,690)	
TOTALS :			\$0		\$366,000	\$24,520	Original Tax \$2,403

Tax Exempt Portion

0%

Petitioner's Statement :

Assessor's Report

Situation :

Action :

Recommendation :

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund		
REAL		L:	\$58,000	\$3,890	L:	\$58,000	\$3,890	Tax Refund \$101.91
		I:	\$363,000	\$24,320	I:	\$347,479	\$23,280	Revised Tax
			\$0	\$0	SE:	\$0	\$0	
			(\$55,000)	(\$3,690)	ST	(\$55,000)	(\$3,690)	
TOTALS :			\$366,000	\$24,520		\$350,479	\$23,480	\$2,300.76

DAVE BALCZO October 1, 2024
 Appraiser Date

Certified General Appraiser

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 01 24 2024
Month Day Year

Petitioner's Name: Amit Raj Shrestha

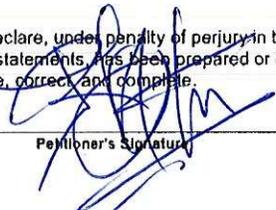
Petitioner's Mailing Address: 2049 E 151st Ave
Thornton CO 80602
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0188239</u>	<u>2049 E 151st Ave</u> <u>Thornton</u> <u>CO 80602</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year _____ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: \$ 630,000 2022)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature: 

Daytime Phone Number: 408-551-8724
Email: amit-shrestha@gmail.com

By _____
Agent's Signature*

Daytime Phone Number (_____) _____

Printed Name: _____

Email _____

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

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

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(1)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (if a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

RECEIVED

JAN 24 2024

**OFFICE OF THE
ADAMS COUNTY ASSESSOR**

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition. § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

 Petitioner's Signature Date

 Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on _____ / _____ / _____, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ *(being present--not present)* and

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

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board *(agrees--does not agree)* with the recommendation of the Assessor, and that the petition be *(approved--approved in part--denied)* with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

 Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this _____ day of _____, _____.

Month Year

 County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

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

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

 Secretary's Signature Property Tax Administrator's Signature Date



COUNTY BOARD OF EQUALIZATION

STIPULATION (As to Tax Year(s)) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0188239 Parcel NO.(S) 1573-14-1-05-012

2. The subject property is classified as a Residential property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023:

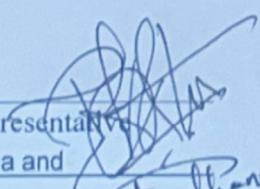
Land	\$121,000
Improvements	\$689,000
Total	\$810,000

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023:

Land	\$121,000
Improvements	\$575,000
Total	\$696,000

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: June 3, 2024


Petitioner's Representative
Amit Raj Shrestha and
Prativa Pradhan
2049 E 151st Ave
Thornton CO 80602-7475

Digitally signed by Jeff Maldonado
DN: cn=Jeff Maldonado, o, ou,
email=jemaldonado@adcogov.org, c=US
Date: 2024.06.04 07:58:45 -06'00'
Jeff Maldonado
Assessor Representative
Adams County Assessor's Office

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0188239 Parcel No : 01573-14-1-05-012
 Petition Year : 2023 Date Filed : January 25, 2024
 Owner Entity : SHRESTHA AMIT RAJ AND PRADHAN PRATIVA
 Owner Address : 2049 E 151ST AVE
 Owner City : THORNTON State : CO
 Property Location : FAIRFIELD SUBD FLG NO 1 BLK 1 LOT 12

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L:		L:	\$121,000	\$8,110	A. Ratio 6.70%
		I:		I:	\$689,000	\$46,160	Mill Levy 170.221
				ST:	(\$55,000)	(\$3,690)	
				SE:	\$0	\$0	
TOTALS :			\$0		\$755,000	\$50,580	Original Tax \$8,610

Tax Exempt Portion

0%

Petitioner's Statement :

Value is to high.

Assessor's Report

Situation :

Requesting another look at the Income, Sales, and Cost approach.

Action :

Assessor's Office will take another look at the value of the subject property.

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund		
REAL		L:	\$121,000	\$8,110	L:	\$121,000	\$8,110	Tax Refund \$1,298.79
		I:	\$689,000	\$46,160	I:	\$575,000	\$38,530	Revised Tax
			(\$55,000)	(\$3,690)	ST:	(\$55,000)	(\$3,690)	
					SE:	\$0	\$0	
TOTALS :			\$755,000	\$50,580		\$641,000	\$42,950	\$7,310.99

JEFF MALDONANO September 26, 2024
 Appraiser Date

Certified General Appraiser

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received _____
 (Use Assessor's or Commissioners' Date Stamp)

RECEIVED
APR 04 2024
OFFICE OF THE
ADAMS COUNTY ASSESSOR

Section I: Petitioner, please complete Section I only.

Date: 4 / 4 / 2024
 Month Day Year

Petitioner's Name: Anthony E. Pagnotta III
 Petitioner's Mailing Address: 4864 E 145th ave
Thornton, CO 80602
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>(S) R0192215</u>	<u>4864 E 145th ave</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: \$ 656K (2020)
 Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Anthony E. Pagnotta III
 Petitioner's Signature

Daytime Phone Number (720) 582-3321

Email Tonypagnotta3@gmail.com

By _____
 Agent's Signature*

Daytime Phone Number () _____

Printed Name: _____ Email _____

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

The actual value in the Assessor's Recommendation section does not include 2023 value adjustments for residential and commercial properties. 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: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition. § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____	Actual	Assessed	Tax
Original	_____	_____	_____	_____
Corrected	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

 Petitioner's Signature Date

 Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on _____ / _____ / _____, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ *(being present--not present)* and

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

Name Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board *(agrees--does not agree)* with the recommendation of the Assessor, and that the petition be *(approved--approved in part--denied)* with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

 Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of _____, _____

Month Year

 County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

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

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

 Secretary's Signature Property Tax Administrator's Signature Date

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0192215 Parcel NO.(S) 1571-18-4-16-011

2. The subject property is classified as a Residential property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

Land	\$115,000
Improvements	\$802,000
Total	\$917,000

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$115,000
Improvements	\$635,000
Total	\$750,000

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: August 29, 2024

Petitioner's Representative

Anthony E Pagnotta III and

Karla Aldee

4864 E 145th Ave

Thornton CO 80602-8539

Jeff Maldonado

Assessor Representative

Adams County Assessor's Office

Digitally signed by Jeff Maldonado
DN: cn=Jeff Maldonado, o, ou,
email=jemaldonado@adcogov.org, c=US
Date: 2024.08.29 15:35:47 -06'00'

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0192215 Parcel No : 01571-18-4-16-011
 Petition Year : 2023 Date Filed : March 5, 2024
 Owner Entity : Anthony E Pagnotta III and Karla Aidee
 Owner Address : 4864 E 145th Ave
 Owner City : THORNTON State : CO
 Property Location : WILLOW BEND SUBD BLK: 4 LOT 7

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value			
REAL	100	L:		L:	\$115,000	\$7,710	A. Ratio	6.70%
		I:		I:	\$802,000	\$53,730	Mill Levy	167.443
				SE:	\$0	\$0		
				ST	(\$55,000)	(\$3,690)		
TOTALS :			\$0		\$862,000	\$57,750	Original Tax	\$9,670

Tax Exempt Portion

0%

Petitioner's Statement :

Value is to high.

Assessor's Report

Situation :

Requesting another look at the Income, Sales, and Cost approach.

Action :

Assessor's Office will take another look at the value of the subject property.

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund			
REAL		L:	\$115,000	\$7,710	L:	\$115,000	\$7,710	Tax Refund	\$1,872.01
		I:	\$802,000	\$53,730	I:	\$635,000	\$42,550	Revised Tax	
			\$0	\$0	SE:	\$0	\$0		
			(\$55,000)	(\$3,690)	ST	(\$55,000)	(\$3,690)		
TOTALS :			\$862,000	\$57,750		\$695,000	\$46,570		\$7,797.82

JEFF MALDONADO September 30, 2024
 Appraiser Date

Certified General Appraiser

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received **RECEIVED**
(Use Assessor's or Commissioners' Date Stamp)

SEP 16 2024

Section I: Petitioner, please complete Section I only.

Date: 09 09 2024
Month Day Year

OFFICE OF THE
ADAMS COUNTY ASSESSOR

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver CO 80221
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0164644</u>	<u>SUB: CRESTWOOD ESTATES BLK: 2 LOT: 10</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]
Petitioner's Signature

Daytime Phone Number 303-427-1919
Email adpinetophomes@gmail.com

By _____
Agent's Signature*

Daytime Phone Number () _____
Email _____

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

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

Section II: Assessor's Recommendation
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received: **RECEIVED**
(Use Assessor's or Commissioners' Date Stamp)

SEP 18 2024

Section I: Petitioner, please complete Section I only.

Date: 09 / 09 / 2024
Month Day Year

OFFICE OF THE
ADAMS COUNTY ASSESSOR

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver City or Town CO State 80221 Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0164696</u>	<u>SUB: CRESTWOOD ESTATES BLK: 3 LOT: 36</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]
Petitioner's Signature

Daytime Phone Number (303) 427-1919

Email cdpinetophomes@gmail.com

By _____
Agent's Signature*

Daytime Phone Number () _____

Email _____

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

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

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED

County: Adams County

Date Received _____
(Use Assessor's or Commissioner's Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 09 / 09 / 2024
Month Day Year

ADAMS COUNTY
PROPERTY TAX
ASSESSOR'S OFFICE
1800 10TH AVE
DENVER, CO 80202

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver City or Town CO State 80221 Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0164697</u>	<u>SUB: CRESTWOOD ESTATES BLK: 3 LOT: 37</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.


Petitioner's Signature

Daytime Phone Number (303) 427-1919
Email adpinetophomes@gmail.com

By _____
Agent's Signature*

Daytime Phone Number () _____
Email _____

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

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

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
<p align="right">_____ Assessor's or Deputy Assessor's Signature</p>			

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received _____
 (Use Assessor's or Commissioners' Date Stamp)

RECEIVED
 SEP 10 2024

Section I: Petitioner, please complete Section I only.

Date: 09 / 09 / 2024
 Month Day Year

**OFFICE OF THE
 ADAMS COUNTY ASSESSOR**

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver CO 80221
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R0164699 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
SUB: CRESTWOOD ESTATES BLK: 3 LOT: 39

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 (2023)
 Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]
 Petitioner's Signature

Daytime Phone Number (303) 427-1919
 Email adpinetophomes@gmail.com

By _____ Daytime Phone Number (_____) _____
 Agent's Signature* Email _____

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

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

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received **RECEIVED**
(Use Assessor's or Commissioners' Date Stamp)

SEP 16 2024

Section I: Petitioner, please complete Section I only.

Date: 09 09 2024
Month Day Year

OFFICE OF THE
ADAMS COUNTY ASSESSOR

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver CO 80221
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0164700</u>	<u>SUB: CRESTWOOD ESTATES BLK: 3 LOT: 40</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 2023
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]
Petitioner's Signature

Daytime Phone Number (303) 427-1919
Email adpinetophomes@gmail.com

By _____ Daytime Phone Number ()
Agent's Signature* Email _____

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

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

Section II:		Assessor's Recommendation	
		<small>(For Assessor's Use Only)</small>	
		Tax Year _____	
		<u>Actual</u>	<u>Assessed</u> <u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
<small>If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.</small>			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
<p align="right">_____ Assessor's or Deputy Assessor's Signature</p>			

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received _____
(Use Assessor's or Commissioner's Date Stamp)

RECEIVED
SEP 15 2024

Section I: Petitioner, please complete Section I only.

Date: 09 / 09 / 2024
Month Day Year

ADAMS COUNTY
OFFICE OF THE
ASSESSOR

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver City or Town CO State 80221 Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0164701	SUB: CRESTWOOD ESTATES BLK: 3 LOT: 41

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]
Petitioner's Signature

Daytime Phone Number (303) 427-1919
Email adpinetophomes@gmail.com

By _____
Agent's Signature*

Daytime Phone Number () _____
Email _____

*Letter of agency must be attached when petition is submitted by an agent.
If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received SEP 15 2019
 (Use Assessor's or Commissioners' Date Stamp)

RECEIVED
 SEP 15 2019
 ADAMS COUNTY ASSESSOR

Section I: Petitioner, please complete Section I only.

Date: 09 09 2024
 Month Day Year

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver CO 80221
 City or Town State Zip Code

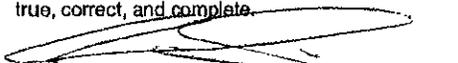
SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0164702</u>	<u>SUB: CRESTWOOD ESTATES BLK: 3 LOT: 42</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,266.00 (2023)
 Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.


 Petitioner's Signature

Daytime Phone Number (203) 427-1919
 Email cdpinetophomes@gmail.com

By _____
 Agent's Signature*

Daytime Phone Number () _____
 Email _____

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

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

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED

County: Adams County

Date Received SEP 17 2024
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 09 / 09 / 2024
Month Day Year

Petitioner's Name: Pinetop Homes LLC
 Petitioner's Mailing Address: 6000 Federal Blvd.
Denver CO 80221
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0164703</u>	<u>SUB: CRESTWOOD ESTATES BLK: 3 LOT: 43</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]
Petitioner's Signature

Daytime Phone Number (303) 427-1919
 Email adpinetophomes@gmail.com
 Daytime Phone Number ()
 Email

By _____
Agent's Signature*

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

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

Section II: Assessor's Recommendation		Tax Year _____	
(For Assessor's Use Only)			
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abata/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received (Use Assessor's or Commissioners' Date Stamp)

RECEIVED SEP 15 2024 ADAMS COUNTY

Section I: Petitioner, please complete Section I only.

Date: 09 09 2024 Month Day Year

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver CO 80221 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY R0164637 SUB: CRESTWOOD ESTATES BLK: 2 LOT: 3

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 (2023) Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature

Daytime Phone Number (303) 427-1919

Email: xpinetophomes@gmail.com

By Agent's Signature*

Daytime Phone Number ()

Email

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

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

Section II: Assessor's Recommendation (For Assessor's Use Only) Table with columns: Actual, Assessed, Tax. Includes checkboxes for approval and denial reasons, and a signature line for the Assessor or Deputy Assessor.

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

RECEIVED
 SEP 15 2024
 11:11 AM
 2024

Section I: Petitioner, please complete Section I only.

Date: 09 / 09 / 2024
Month Day Year

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver CO 80221
City or Town State Zip Code

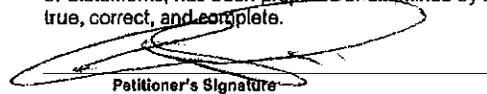
SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0164638</u>	<u>SUB: CRESTWOOD ESTATES BLK: 2 LOT: 4</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.


 Petitioner's Signature

Daytime Phone Number (303) 427-1919
 Email admin@pinetophomes@gmail.com

By _____
 Agent's Signature*

Daytime Phone Number () _____
 Email _____

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

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

Section II: Assessor's Recommendation
 (For Assessor's Use Only)

	Tax Year _____			
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Original	_____	_____	_____	_____
Corrected	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

 Assessor's or Deputy Assessor's Signature

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received _____
 (Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 09 / 09 / 2024
 Month Day Year

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver City or Town CO State 80221 Zip Code

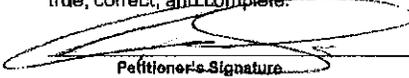
SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0164639</u>	<u>SUB: CRESTWOOD ESTATES BLK: 2 LOT: 5</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 (2023)
 Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.


 Petitioner's Signature

Daytime Phone Number (303) 427-1919

Email odpinetophomes@gmail.com

By _____
 Agent's Signature*

Daytime Phone Number () _____

Email _____

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

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

Section II: Assessor's Recommendation
 (For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: _____ Protest? No Yes (if a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

 Assessor's or Deputy Assessor's Signature

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 09 / 09 / 2024
Month Day Year

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver _____ CO _____ 80221 _____
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0164640</u>	<u>SUB: CRESTWOOD ESTATES BLK: 2 LOT: 6</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.



Petitioner's Signature

Daytime Phone Number (303) 427-1919

Email ad@pinetophomes@gmail.com

By _____
Agent's Signature*

Daytime Phone Number ()

Email _____

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

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

Section II:	Assessor's Recommendation (For Assessor's Use Only)		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received _____
 (Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 09 / 09 / 2024
Month Day Year

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver CO 80221
City or Town State Zip Code

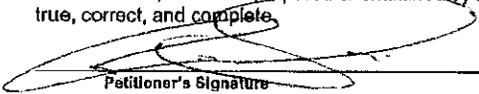
SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0164641</u>	<u>SUB: CRESTWOOD ESTATES BLK: 2 LOT: 7</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 2023
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.


 Petitioner's Signature

Daytime Phone Number (303) 427-1919

Email adpinetophomes@gmail.com

By _____
 Agent's Signature*

Daytime Phone Number () _____

Email _____

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

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

Section II: Assessor's Recommendation			
<small>(For Assessor's Use Only)</small>			
	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(e)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOO.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 09 09 2024
Month Day Year

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver CO 80221
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R0164642 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
SUB: CRESTWOOD ESTATES BLK: 2 LOT: 8

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$23,286.00 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.


Petitioner's Signature

Daytime Phone Number (303) 427-1919
Email adpinetophomes@gmail.com

By _____ Daytime Phone Number (_____) _____
Agent's Signature* Email _____

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

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-126, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II:		Assessor's Recommendation (For Assessor's Use Only)		
		Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Original				
Corrected				
Abate/Refund				
<input type="checkbox"/> Assessor recommends approval as outlined above.				
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.				
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)				
<input type="checkbox"/> Assessor recommends denial for the following reason(s):				
_____ Assessor's or Deputy Assessor's Signature				

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

Date Received _____
 (Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 09 / 09 / 2024
 Month Day Year

Petitioner's Name: Pinetop Homes LLC

Petitioner's Mailing Address: 6000 Federal Blvd.

Denver City or Town CO State 80221 Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0184843</u>	<u>SUB: CRESTWOOD ESTATES BLK: 2 LOT: 9</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

overvaluation

Petitioner's estimate of value: \$ 23286.00 2023
 Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.


 Petitioner's Signature

Daytime Phone Number (303) 427-1919

Email adpinetophomes@gmail.com

By _____
 Agent's Signature*

Daytime Phone Number () _____

Email _____

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

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

Section II: Assessor's Recommendation
 (For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

 Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature _____ Date _____
 Assessor's or Deputy Assessor's Signature _____ Date _____

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (*being present--not present*) and

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

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (*agrees--does not agree*) with the recommendation of the Assessor, and that the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

 Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this _____ day of _____, _____

 County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator

(For all abatements greater than \$10,000)

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

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

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

Pinetop Homes LLC

6000 Federal Blvd Denver CO 80221 | 303-427-1919 | pinetophomesdenver@gmail.com

08-26-2024

Adams County Clerk and Recorder

Titling Department/ Motor Vehicle /Assessor Office

State of Colorado

Dear City and county of Adams County clerk and recorder:

Please use this letter as an authorization for Marissa Santana to be able to process any title documents, moving permits and make any corrections to any of the documents related to the title process in order to apply and obtain the manufacture Home titles, moving permits, tax authentication forms on behalf of Pinetop Homes LLC, American Housing Corp DBA Pinetop Homes LLC – Legacy Housing LTD to be title under any of the mentioned names or Alfredo Dominguez as owner of Pinetop Homes LLC located at 6000 Federal Blvd Denver CO 80221 or any of the communities and address listed on the documents including City and county of Adams.

This Letter expires on 08/26/2025



Sincerely,

Alfredo Dominguez

PineTop Homes/ Owner, President

600 Federal; Blvd Denver Co 80221

Any questions you may contact me at 303-427-1919 or 303-507-3109



BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s)) 2023 Actual Value(s)

1. The property subject to this Stipulation is:
Schedule No. (S): R0164637 Parcel NO.(S) 0156519402013

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023:

Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023:

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Petitioner's Representative

Valerie Ferguson
Assessor Representative
Adams County Assessor's Office

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.11 14:39:33 -06'00'

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164638 Parcel NO.(S) 0156519402012

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Petitioner's Representative

Valerie
Ferguson

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessor's Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.11 14:45:07 -0600'

Assessor Representative
Adams County Assessor's Office

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s)) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164639 Parcel NO.(S) 0156519402011

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

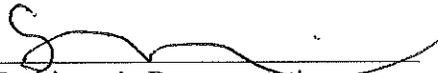
Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11/2024



Petitioner's Representative

Valerie Ferguson
Assessor Representative
Adams County Assessor's Office

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.11 14:49:42 -0600'

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
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Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s)) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164640 Parcel NO.(S) 0156519402010

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024

Petitioner's Representative

Valerie
Ferguson

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.11 14:54:06 -0600'

Assessor Representative
Adams County Assessor's Office

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164641 Parcel NO.(S) 0156519402009

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023:

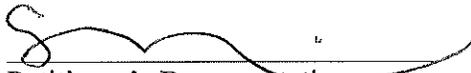
Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023:

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Petitioner's Representative

Valerie Ferguson
Assessor Representative
Adams County Assessor's Office

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.11 14:58:23 -0600

Ken Musso
Assessor



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Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164642 Parcel NO.(S) 0156519402008

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Valerie
Ferguson
Assessor Representative
Adams County Assessor's Office

Digitally signed by Valerie Ferguson
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County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.11 15:03:41 -0600

Ken Musso
Assessor



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Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164643 Parcel NO.(S) 0156519402007

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

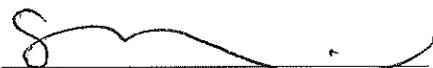
Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Petitioner's Representative

**Valerie
Ferguson**

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.11 15:08:50 -0600

Assessor Representative
Adams County Assessor's Office

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s)) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164644 Parcel NO.(S) 0156519402006

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

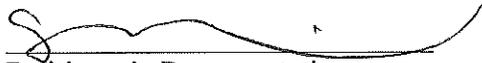
Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Petitioner's Representative

**Valerie
Ferguson**

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.11 15:09:51 -0600'

Assessor Representative
Adams County Assessor's Office

Ken Musso
Assessor



Assessor's Office
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2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164696 Parcel NO.(S) 0156519401011

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

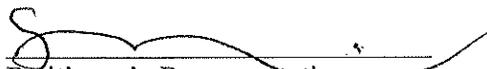
Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Petitioner's Representative

Valerie
Ferguson

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.11 15:12:45 -0600

Assessor Representative
Adams County Assessor's Office

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164697 Parcel NO.(S) 0156519401012

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

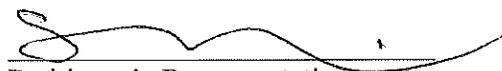
Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Petitioner's Representative

Valerie Ferguson
Assessor Representative
Adams County Assessor's Office

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.12 09:26:42 -0600

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164699 Parcel NO.(S) 0156519401014

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023:

Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023:

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024


Petitioner's Representative

**Valerie
Ferguson**

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.12 09:35:21 -0600

Assessor Representative
Adams County Assessor's Office

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s)) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164700 Parcel NO.(S) 0156519401015

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

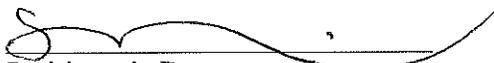
Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Petitioner's Representative

**Valerie
Ferguson**

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.12 09:40:54 -0600

Assessor Representative
Adams County Assessor's Office

Ken Musso
Assessor



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4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164701 Parcel NO.(S) 0156519401016

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023:

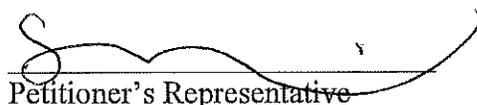
Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023:

Land	\$26,286
Improvements	\$0
Total	\$26,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Petitioner's Representative

Valerie Ferguson
Assessor Representative
Adams County Assessor's Office

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.12 09:43:59 -0600

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164702 Parcel NO.(S) 0156519401018

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023:

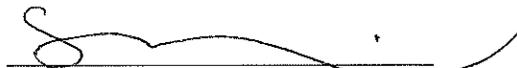
Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023:

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Petitioner's Representative

**Valerie
Ferguson**

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.12 09:46:55 -0600

Assessor Representative
Adams County Assessor's Office

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164703 Parcel NO.(S) 0156519401017

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

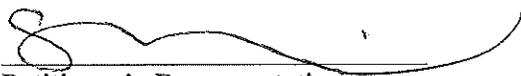
Land	\$88,804
Improvements	\$0
Total	\$88,804

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$23,286
Improvements	\$0
Total	\$23,286

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 11, 2024



Petitioner's Representative

Valerie
Ferguson

Digitally signed by Valerie Ferguson
DN: cn=Valerie Ferguson, o=Adams
County Assessors Office, ou,
email=vferguson@adcogov.org,
c=US
Date: 2024.09.12 09:54:32 -0600

Assessor Representative
Adams County Assessor's Office

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164637 Parcel No : 156519402013
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT			
		Actual Value	Value for A.	Actual Value	Value for A.				
REAL		L:	\$23,286	\$6,500	L:	\$88,804	\$24,780	A. Ratio	27.90%
		I:			I:	\$0	\$0	Mill Levy	118.191
TOTALS :			\$23,286	\$6,500		\$88,804	\$24,780	Tax	\$2,929

Petitioner's Statement :

Assessor's Report
Situation :
 The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :
 2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment		
RE	REAL	L:	\$65,518	\$18,280	L:	\$23,286	\$6,500	\$2,160.53
		I:	\$0	\$0	I:	\$0	\$0	= Adjusted Tax
TOTALS :			\$65,518	\$18,280		\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date

Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164639 Parcel No : 156519402011
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO
 Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT		
		Actual Value	Value for A.	Actual Value	Value for A.			
REAL		L:	\$23,286	\$6,500	L:	\$88,804	\$24,780	A. Ratio 27.90%
		I:			I:	\$0	\$0	Mill Levy 118.191
TOTALS :			\$23,286	\$6,500		\$88,804	\$24,780	Tax \$2,929

Petitioner's Statement :

Assessor's Report

Situation :
 The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :
 2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment		
RE	REAL	L:	\$65,518	\$18,280	L:	\$23,286	\$6,500	\$2,160.53
		I:	\$0	\$0	I:	\$0	\$0	= Adjusted Tax
TOTALS :			\$65,518	\$18,280		\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date
 Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164639 Parcel No : 156519402011
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT	
		Actual Value	Value for A.	Actual Value	Value for A.		
REAL		L: \$23,286	\$6,500	L: \$88,804	\$24,780	A. Ratio	27.90%
		I: \$23,286	\$6,500	I: \$0	\$0	Mill Levy	118.191
TOTALS :		\$23,286	\$6,500	\$88,804	\$24,780	Tax	\$2,929

Petitioner's Statement :

Assessor's Report

Situation :
 The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :
 2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment
RE	REAL	L: \$65,518	\$18,280	L: \$23,286	\$6,500	\$2,160.53
		I: \$0	\$0	I: \$0	\$0	= Adjusted Tax
TOTALS :		\$65,518	\$18,280	\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date



Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164640 Parcel No : 156519402010
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT			
		Actual Value	Value for A.	Actual Value	Value for A.				
REAL		L:	\$23,286	\$6,500	L:	\$88,804	\$24,780	A. Ratio	27.90%
		I:			I:	\$0	\$0	Mill Levy	118.191
TOTALS :			\$23,286	\$6,500		\$88,804	\$24,780	Tax	\$2,929

Petitioner's Statement :

Assessor's Report

Situation :

The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :

2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment		
RE	REAL	L:	\$65,518	\$18,280	L:	\$23,286	\$6,500	\$2,160.53
		I:	\$0	\$0	I:	\$0	\$0	= Adjusted Tax
TOTALS :			\$65,518	\$18,280		\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date



Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164641 Parcel No : 156519402009
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT			
		Actual Value	Value for A.	Actual Value	Value for A.				
REAL		L:	\$23,286	\$6,500	L:	\$88,804	\$24,780	A. Ratio	27.90%
		I:			I:	\$0	\$0	Mill Levy	118.191
TOTALS :			\$23,286	\$6,500		\$88,804	\$24,780	Tax	\$2,929

Petitioner's Statement :

Assessor's Report

Situation :

The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :

2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment		
RE	REAL	L:	\$65,518	\$18,280	L:	\$23,286	\$6,500	\$2,160.53
		I:	\$0	\$0	I:	\$0	\$0	= Adjusted Tax
TOTALS :			\$65,518	\$18,280		\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date

 Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164642 Parcel No : 156519402008
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT	
		Actual Value	Value for A.	Actual Value	Value for A.		
REAL		L: \$23,286	\$6,500	L: \$88,804	\$24,780	A. Ratio	27.90%
		I: 		I: \$0	\$0	Mill Levy	118.191
TOTALS :		\$23,286	\$6,500	\$88,804	\$24,780	Tax	\$2,929

Petitioner's Statement :

Assessor's Report
Situation :
 The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :
 2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment
RE	REAL	L: \$65,518	\$18,280	L: \$23,286	\$6,500	\$2,160.53
		I: \$0	\$0	I: \$0	\$0	= Adjusted Tax
TOTALS :		\$65,518	\$18,280	\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date

Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164643 Parcel No : 156519402007
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT			
		Actual Value	Value for A.	Actual Value	Value for A.				
REAL		L:	\$23,286	\$6,500	L:	\$88,804	\$24,780	A. Ratio	27.90%
		I:			I:	\$0	\$0	Mill Levy	118.191
TOTALS :			\$23,286	\$6,500		\$88,804	\$24,780	Tax	\$2,929

Petitioner's Statement :

Assessor's Report

Situation :

The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :

2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment		
RE	REAL	L:	\$65,518	\$18,280	L:	\$23,286	\$6,500	\$2,160.53
		I:	\$0	\$0	I:	\$0	\$0	= Adjusted Tax
TOTALS :			\$65,518	\$18,280		\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date



Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164644 Parcel No : 156519402006
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT			
		Actual Value	Value for A.	Actual Value	Value for A.				
REAL		L:	\$23,286	\$6,500	L:	\$88,804	\$24,780	A. Ratio	27.90%
		I:			I:	\$0	\$0	Mill Levy	118.191
TOTALS :			\$23,286	\$6,500		\$88,804	\$24,780	Tax	\$2,929

Petitioner's Statement :

Assessor's Report

Situation :

The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :

2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment		
RE	REAL	L:	\$65,518	\$18,280	L:	\$23,286	\$6,500	\$2,160.53
		I:	\$0	\$0	I:	\$0	\$0	= Adjusted Tax
TOTALS :			\$65,518	\$18,280		\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date



Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164696 Parcel No : 156519401011
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT			
		Actual Value	Value for A.	Actual Value	Value for A.				
REAL		L:	\$23,286	\$6,500	L:	\$88,804	\$24,780	A. Ratio	27.90%
		I:			I:	\$0	\$0	Mill Levy	118.191
TOTALS :			\$23,286	\$6,500		\$88,804	\$24,780	Tax	\$2,929

Petitioner's Statement :

Assessor's Report

Situation :

The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

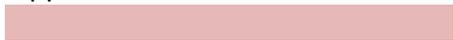
Recommendation :

2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment		
RE	REAL	L:	\$65,518	\$18,280	L:	\$23,286	\$6,500	\$2,160.53
		I:	\$0	\$0	I:	\$0	\$0	= Adjusted Tax
TOTALS :			\$65,518	\$18,280		\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date



Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164697 Parcel No : 156519401012
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT	
		Actual Value	Value for A.	Actual Value	Value for A.		
REAL		L: \$23,286	\$6,500	L: \$88,804	\$24,780	A. Ratio	27.90%
		I: 		I: \$0	\$0	Mill Levy	118.191
TOTALS :		\$23,286	\$6,500	\$88,804	\$24,780	Tax	\$2,929

Petitioner's Statement :

Assessor's Report

Situation :
 The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

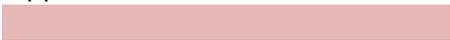
Action :

Recommendation :
 2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment
RE	REAL	L: \$65,518	\$18,280	L: \$23,286	\$6,500	\$2,160.53
		I: \$0	\$0	I: \$0	\$0	= Adjusted Tax
TOTALS :		\$65,518	\$18,280	\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date



Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164699 Parcel No : 156519401014
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT			
		Actual Value	Value for A.	Actual Value	Value for A.				
REAL		L:	\$23,286	\$6,500	L:	\$88,804	\$24,780	A. Ratio	27.90%
		I:			I:	\$0	\$0	Mill Levy	118.191
TOTALS :			\$23,286	\$6,500		\$88,804	\$24,780	Tax	\$2,929

Petitioner's Statement :

Assessor's Report

Situation :

The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :

2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment		
RE	REAL	L:	\$65,518	\$18,280	L:	\$23,286	\$6,500	\$2,160.53
		I:	\$0	\$0	I:	\$0	\$0	= Adjusted Tax
TOTALS :			\$65,518	\$18,280		\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date



Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164700 Parcel No : 156519401015
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT		
		Actual Value	Value for A.	Actual Value	Value for A.			
REAL		L:	\$23,286	\$6,500	L:	\$88,804	\$24,780	A. Ratio 27.90%
		I:			I:	\$0	\$0	Mill Levy 118.191
TOTALS :			\$23,286	\$6,500		\$88,804	\$24,780	Tax \$2,929

Petitioner's Statement :

Assessor's Report

Situation :
 The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :
 2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment		
RE	REAL	L:	\$65,518	\$18,280	L:	\$23,286	\$6,500	\$2,160.53
		I:	\$0	\$0	I:	\$0	\$0	= Adjusted Tax
TOTALS :			\$65,518	\$18,280		\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date

[Redacted Signature]

Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164701 Parcel No : 156519401016
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT		
		Actual Value	Value for A.	Actual Value	Value for A.			
REAL		L:	\$23,286	\$6,500	L:	\$88,804	\$24,780	A. Ratio 27.90%
		I:			I:	\$0	\$0	Mill Levy 118.191
TOTALS :			\$23,286	\$6,500		\$88,804	\$24,780	Tax \$2,929

Petitioner's Statement :

Assessor's Report

Situation :

The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :

2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment		
RE	REAL	L:	\$65,518	\$18,280	L:	\$23,286	\$6,500	\$2,160.53
		I:	\$0	\$0	I:	\$0	\$0	= Adjusted Tax
TOTALS :			\$65,518	\$18,280		\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date



Certified Residential Appraiser

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0164703 Parcel No : 156519401017
 Petition Year : 2023 Date Filed : 09/09/2024
 Owner Entity : Pinetop Homes LI
 Owner Address : 6000 Federal Blvc
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		TAX WARRANT		
		Actual Value	Value for A.	Actual Value	Value for A.			
REAL		L:	\$23,286	\$6,500	L:	\$88,804	\$24,780	A. Ratio 27.90%
		I:			I:	\$0	\$0	Mill Levy 118.191
TOTALS :			\$23,286	\$6,500		\$88,804	\$24,780	Tax \$2,929

Petitioner's Statement :

Assessor's Report

Situation :

The land was valued at Market Present Worth discounting for 2023 when in fact it should be considered Cost Present Worth.

Action :

Recommendation :

2023 ABATEMENT APPEAL ADJUSTED.

ASSESSOR'S RECOMMENDED ADJUSTMENT

Code	OCC	- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS		
		Actual Val.	Val for A.	Actual Val.	Val for A.	- Adjustment		
RE	REAL	L:	\$65,518	\$18,280	L:	\$23,286	\$6,500	\$2,160.53
		I:	\$0	\$0	I:	\$0	\$0	= Adjusted Tax
TOTALS :			\$65,518	\$18,280		\$23,286	\$6,500	\$768.24

Valerie Ferguson 9/11/2024
 Appraiser Date



Certified Residential Appraiser

RECEIVED

JUL 01 2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received: (Use Assessor's or Commissioner's Date Stamp) OFFICE OF THE ASSESSOR

Section I: Petitioner, please complete Section I only.

Date: 06-19-24 (Month Day Year)

Petitioner's Name: THOMPSON PARTNERSHIP
Petitioner's Mailing Address: Joseph C. Sansone Company, c/o David Johnson 18040 Edison Avenue
Chesterfield MO 63005
City or Town State Zip Code

Table with 2 columns: SCHEDULE OR PARCEL NUMBER(S) and PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY. Row 1: R0103781, 5590 HIGH ST. Row 2: ***SEE ATTACHED**

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

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

Petitioner's estimate of value: \$ 10,730,000 (2023)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature Daytime Phone Number
By Agent's Signature Daytime Phone Number (636) 733-5455
Printed Name: David Johnson Email: appeals@jcsco.com
Joseph C. Sansone Company

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

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

Section II: Assessor's Recommendation (For Assessor's Use)
Only Tax Year 2023
Table with columns: Actual, Assessed, Tax
Original, Corrected, Abate/Refund
Assessor recommends approval as outlined above.
Assessor recommends denial for the following reason(s):
SEE ATTACHED WORKSHEET
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-06/17

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 Mutual Agreement of Assessor and Petitioner

(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature Date

Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (being present--not present) and

Petitioner _____ (being present--not present), and WHEREAS, the said County Commissioners have carefully considered the within petition, and are fully advised in relation thereto,

NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor, and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of _____, _____
Month Year

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator

(For all abatements greater than \$10,000)

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

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

Secretary's Signature Property Tax Administrator's Signature Date

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0103781 Parcel NO.(S) 01825-11-4-02-001

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

Land	\$1,207,485
Improvements	\$15,299,715
Total	\$16,507,200

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$1,207,485
Improvements	\$14,707,725
Total	\$15,915,210

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023 .

DATED this: September 16, 2024

Petitioner's Representative
David Johnson, Agent
Joseph C Sansone Company
18040 Edison Ave
Chesterfield, MO 63005
636-733-5455

**Michael
Thielen**

Digitally signed by
Michael Thielen
Date: 2024.09.16
09:48:59 -06'00'

Assessor Representative
Adams County Assessor's Office

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : R0103781 Parcel No : 0182511402001
 Petition Year : 2023 Date Filed : JULY 1 2024
 Owner Entity : THOMPSON PARTNERSHIP
 Owner Address : 5590 HIGH ST State : CO
 Owner City : DENVER
 Property Location : SUB:WILHELM SUBD BLK:1

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value	A. Ratio	27.90%	
REAL	100	L:		L:	\$1,207,485	\$336,890	Mill Levy	102.055
		I:		I:	\$15,299,715	\$4,268,620		
		SE:		SE:	\$0	\$0		
		ST		ST	(\$30,000)	(\$8,370)		
TOTALS :			\$0		\$16,477,200	\$4,597,140	Original Tax	\$469,161

Tax Exempt Portion

0%

Petitioner's Statement :

Assessor's Report

Situation :

Action :

Recommendation :

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund		
REAL		L:	\$1,207,485	\$336,890	L:	\$1,207,485	\$336,890	\$16,856.42
		I:	\$15,299,715	\$4,268,620	I:	\$14,707,725	\$4,103,460	Revised Tax
			\$0	\$0	SE:	\$0	\$0	
			(\$30,000)	(\$8,370)	ST	(\$30,000)	(\$8,370)	
TOTALS :			\$16,477,200	\$4,597,140		\$15,885,210	\$4,431,970	\$452,304.70

MICHAEL THIELEN
Appraiser

October 1, 2024
Date

Certified General Appraiser

RECEIVED

MAR 25 2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

OFFICE OF THE
ADAMS COUNTY ASSESSOR

Section I: Petitioner, please complete Section I only.

Date: 03 25 2024
Month Day Year

All information in Section I is in the attached supplement titled: Supplement to Section I of PETITION FOR ABATEMENT OR REFUND OF TAXES

Petitioner's Name: Christopher Dawkins
Noe Fernando Andrade Gomez

Petitioner's Mailing Address: 720 Platte River Blvd
Brighton CO 80601
City of Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0129258</u>	<u>720 Platte River Blvd Brighton</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: \$ _____ 2023
Value Year

DocuSigned by:
Noe Fernando Andrade Gomez
325588F07D9C4C5...

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true and correct. Do not complete.

Petitioner's Signature: Christopher James Dawkins Phone Number ()
Noe Fernando Andrade Gomez christopher James Dawkins

By: Rhett Strom Daytime Phone Number ()
Agent's Signature
Printed Name: Rhett Strom Email _____

*Letter of agency must be attached when petition is submitted by an agent.
If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation
(For Assessor's Use Only)

* - 30,000 per State Tax Year 2023

	Actual	Assessed	Tax
Original	* <u>1,985,300</u>	<u>545,529</u>	<u>60,647</u>
Corrected	* <u>987,299</u>	<u>275,456</u>	<u>29,692</u>
Abate/Refund			<u>30,954.95</u>

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(1)(D), C.R.S.

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

K7u
Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition. § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature Date _____

Assessor's or Deputy Assessor's Signature Date _____

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (being present-not present) and
Name
Petitioner _____ (being present-not present), and WHEREAS, the said
Name
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor, and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County
this _____ day of _____, _____
Month Year

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

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

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

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

Ken Musso
Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0129258 Parcel NO.(S) 01571-12-4-10-013

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2023 :

Land	\$417,725
Improvements	\$1,567,575
Total	\$1,985,300

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2023 :

Land	\$417,725
Improvements	\$569,575
Total	\$987,300

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2023.

DATED this: September 9, 2024



Petitioner's Representative
ZHETT STROM
970-692-4454

Armon Goldanloo, SRA
Digitally signed by Armon Goldanloo, SRA
Date: 2024.09.09 08:52:05 -06'00'

Assessor Representative
Adams County Assessor's Office

**ASSESSOR'S RECOMMENDATION
BOARD OF COUNTY COMMISSIONERS**

Account No : **R0129258** Parcel No : **01571-12-4-10-013**
 Petition Year : **2023** Date Filed : **March 25, 2024**
 Owner Entity : **DAWKINS ANDRADE LLC**
 Owner Address : **720 PLATTE RIVER BLVD**
 Owner City : **BRIGHTON** State : **CO**
 Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	100	L:	\$0	L:	\$417,725	A. Ratio	27.90%
		I:	\$0	I:	\$1,567,574	Mill Levy	111.172
		St Red	\$ (30,000)	St Red	\$ (30,000)	State Ded.	\$ (30,000)
TOTALS :		\$0	\$0	\$1,955,299	\$545,528	Original Tax	\$60,647

Tax Exempt Portion
0%

Petitioner's Statement :

Assessor's Report

Situation :

Action :

Recommendation :

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL	100	L:	\$417,725	L:	\$417,725	\$30,954.95
		I:	\$1,567,574	I:	\$569,574	
		St f	(\$30,000)	St Red	\$ (30,000)	Revised Tax
TOTALS :		\$1,955,299	\$545,528	\$957,299	\$267,086	

0%

Armon Goldanloo September 11, 2024
 Appraiser Date
 Residential Appraiser