

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

SCHEDULE OR PARCEL NUMBER(S)

0156907307010
0156907307011

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

35 Jessup St Brighton CO 80601
65 Jessup St Brighton CO 80601

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)
- I got a writing offer for 625,000 each. Side by Side.

Petitioner's estimate of value: \$ 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) 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	_____	_____

☐ 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:

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:

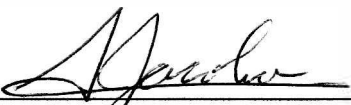
Land	\$72,150
Improvements	\$963,850
Total	\$1,036,000

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		\$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	L:	\$72,150	\$1,198.43
		I:	\$963,850	I:	\$802,850	
			\$0	SE:	\$0	Revised Tax
			(\$55,000)	ST	(\$55,000)	
TOTALS :			\$981,000		\$820,000	\$6,107.79

RYAN GREENLEE October 1, 2024
Appraiser Date

Certified General Appraiser

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

SCHEDULE OR PARCEL NUMBER(S)

0156907307010
0156907307011

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

35 Jessup St Brighton CO 80601
65 Jessup St Brighton CO 80601

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)
- I got a writing offer for 625,000 each. Side by Side.

Petitioner's estimate of value: \$ 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) 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	_____	_____	_____

☐ 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:

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: \$0	\$0	
				ST (\$55,000)	(\$3,690)	
TOTALS :		\$0	\$0	\$1,081,000	\$72,430	Original Tax \$8,052

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	\$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

Tax Exempt Portion

0%

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:

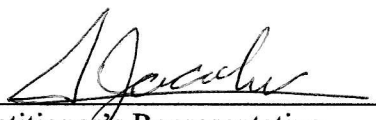
Land	\$46,800
Improvements	\$1,089,200
Total	\$1,136,000

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)

R0109586

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

14167 Lexington Circle

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.

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.

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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)

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(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
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.

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
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	
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.

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
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
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.

Huntington Trails															
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
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	SALEPRICE	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



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	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

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.

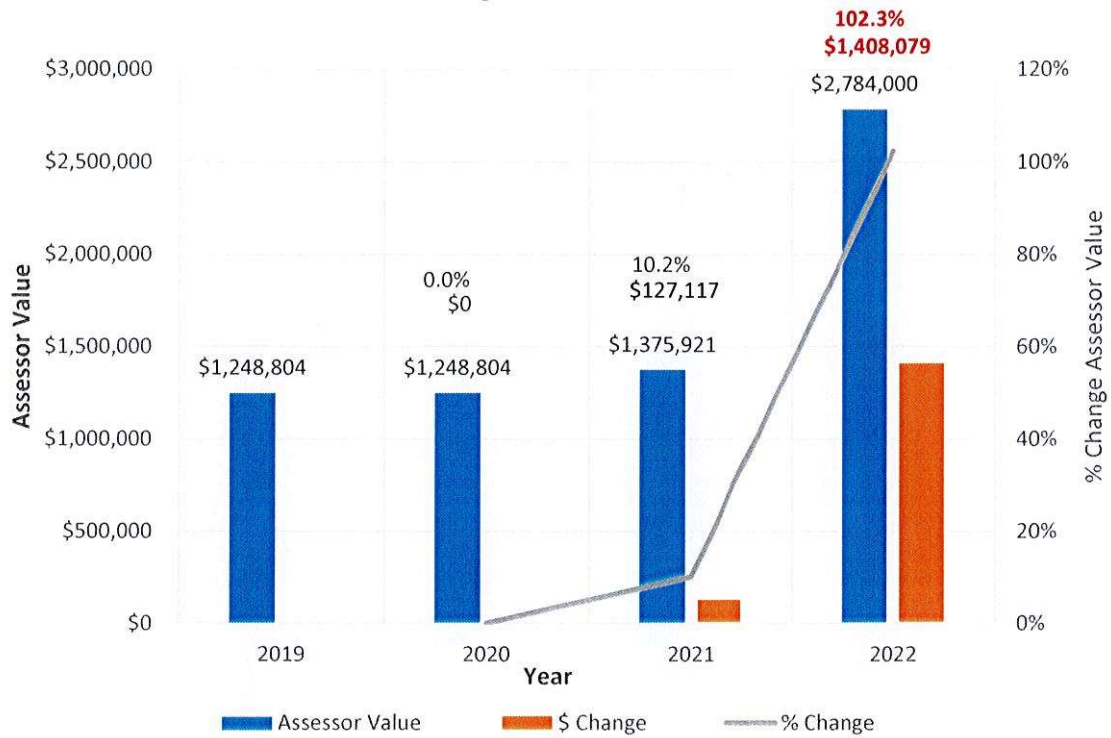
There are many examples of overvaluation of several properties. My home is one of the largest lot size/acres however it has fewer bedrooms and bathrooms and only a small portion of a finished basement compared to homes in similar square feet. My home is most similar to properties located on Lexington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

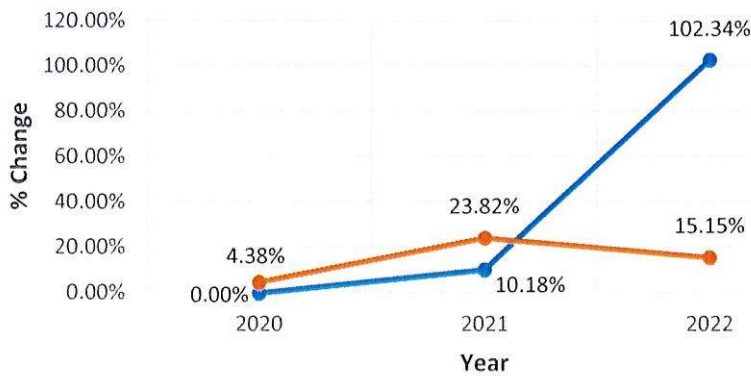
Reference Documents

- 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

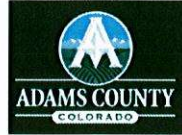


Assessor Valuation % Change vs Adams County Median Price % Increase



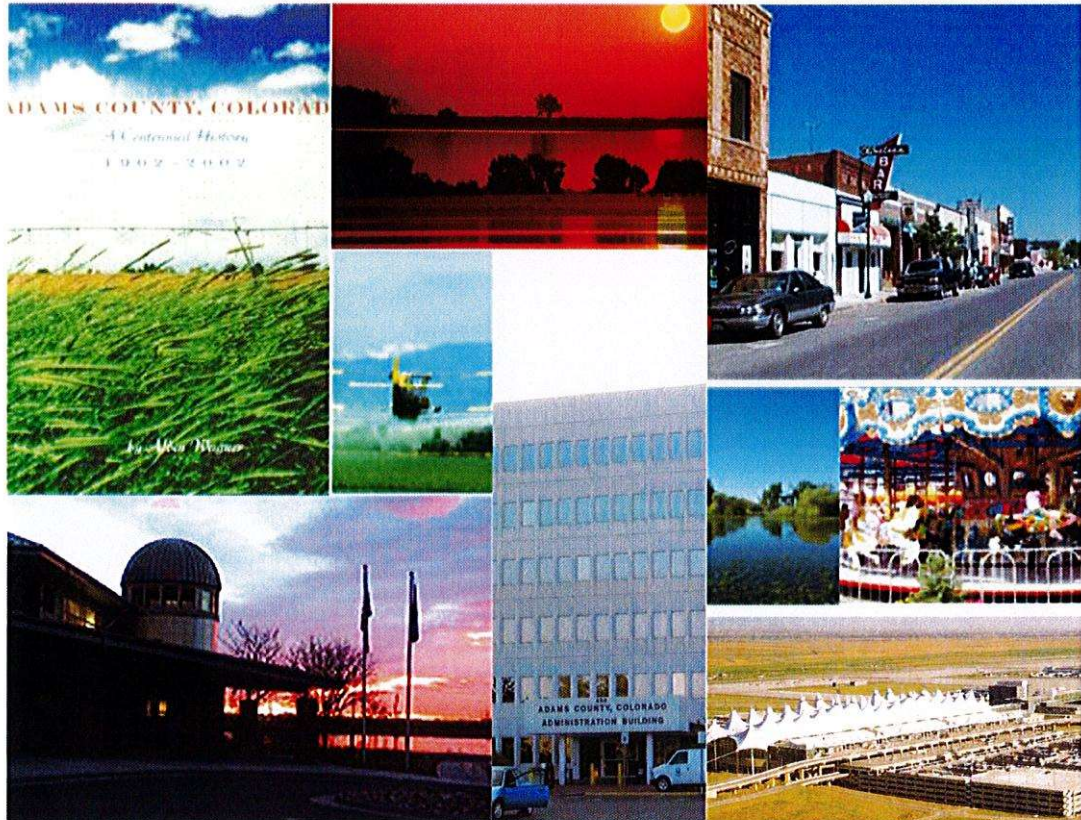
—●— 14167 Lexington Circle Assessor % Change
—●— Adams County Median Price % Change

	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

	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	

Local Market Update for June 2022

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

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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 and foreclosures. * Excludes homes under contract for more than 90 days. * Excludes homes under contract for more than 90 days.

Townhouse/Condo

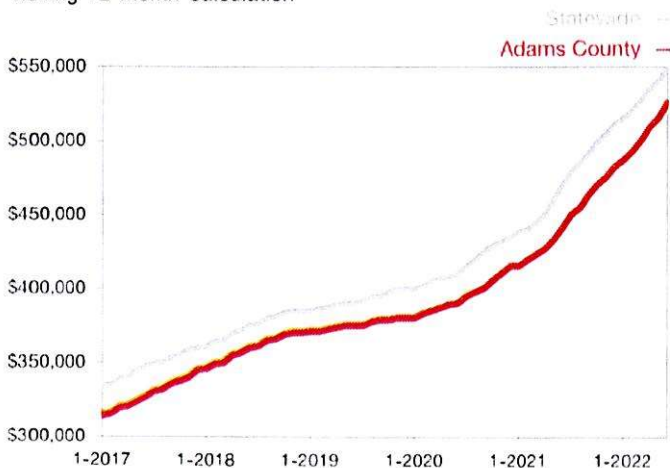
June

Year to Date

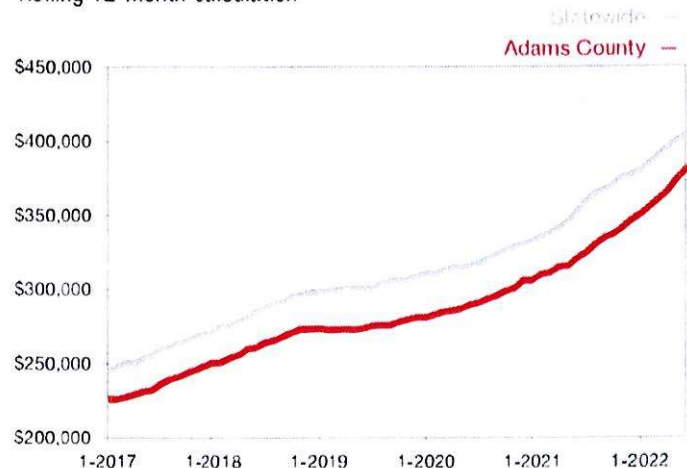
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 06-2021	Thru 06-2022	Percent Change from Previous Year
New Listings	211	205	- 2.8%	1,169	1,024	- 12.4%
Sold Listings	238	178	- 25.2%	1,065	922	- 13.4%
Median Sales Price*	\$350,000	\$415,000	+ 18.6%	\$332,000	\$405,000	+ 22.0%
Average Sales 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%	--	--	--

* Excludes short sales and foreclosures. * Excludes homes under contract for more than 90 days. * Excludes homes under contract for more than 90 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

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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 prices are for homes in Adams County, not including properties in the process of being sold. Inventory is for homes in Adams County, not including properties in the process of being sold.

Townhouse/Condo

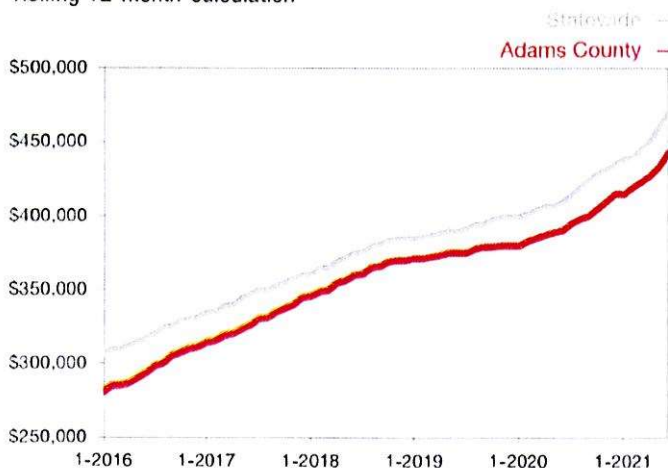
June

Year to Date

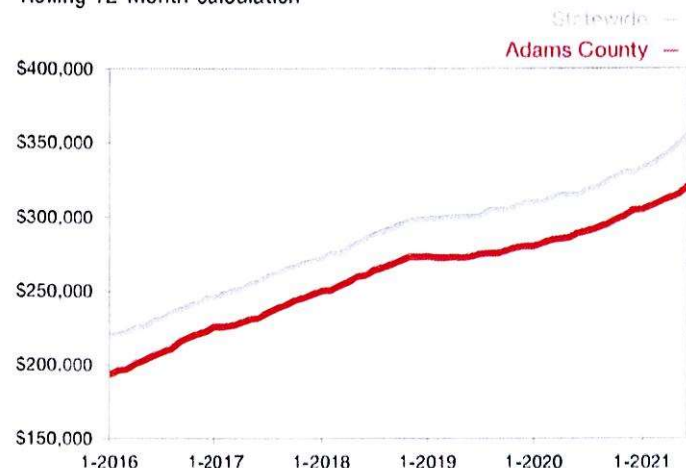
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
New Listings	219	211	- 3.7%	1,110	1,162	+ 4.7%
Sold Listings	193	227	+ 17.6%	840	1,056	+ 25.7%
Median Sales Price*	\$305,000	\$350,000	+ 14.8%	\$292,750	\$332,000	+ 13.4%
Average Sales 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 prices are for homes in Adams County, not including properties in the process of being sold. Inventory is for homes in Adams County, not including properties in the process of being sold.

Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for June 2020

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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%	--	--	--

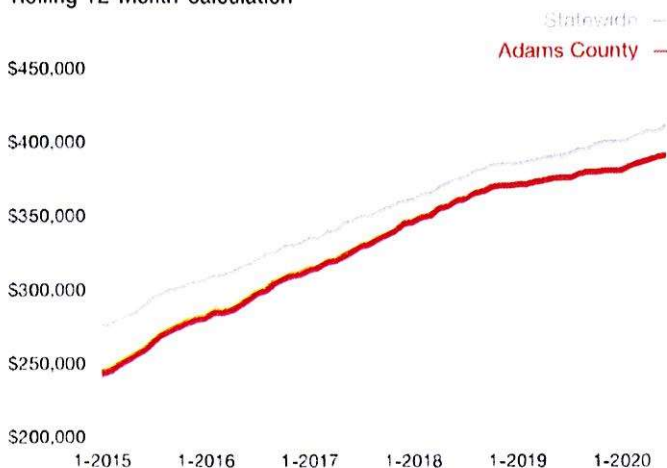
*Based on all offers for seller acceptance and/or lowest priced offer. *Activity for one month and sometimes took extreme days to sell. *Based on sale.

Townhouse/Condo

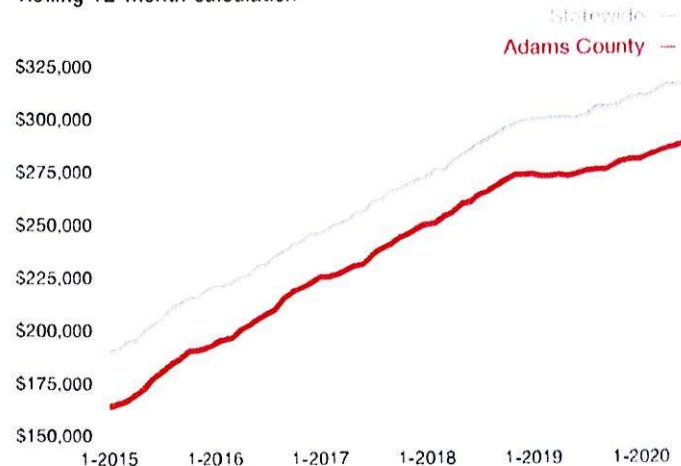
Key Metrics	June			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
New Listings	218	217	- 0.5%	1,185	1,091	- 7.9%
Sold Listings	178	176	- 1.1%	896	815	- 9.0%
Median Sales Price*	\$285,000	\$305,000	+ 7.0%	\$275,000	\$292,000	+ 6.2%
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%	--	--	--

*Based on all offers for seller acceptance and/or lowest priced offer. *Activity for one month and sometimes took extreme days to sell. *Based on sale.

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
Owner City : Westminster State : CO
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	\$0	\$2,729,000	\$182,830	Original Tax \$17,048

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	\$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

Tax Exempt Portion

0%

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received: MAR 05 2024
(Use Assessor's or County Commissioner's 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 Appraiser 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 hansangh1@msn.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)(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

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 _____

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.

lan	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
	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
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 Pool
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
icheidt	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.

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
	ADDRESS	SALE DATE	SALEPRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHANGE TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES
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.

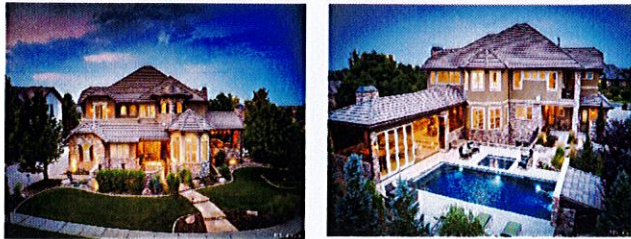
14154 LEXINGTON CIR	8/31/2015	\$1,350,000	\$2,204,000	\$2,204,000	\$ 442	\$0	0.00%	2 Story	2007	4992	7	5	2728	2343	0.63
ADDRESS	SALE DATE	SALEPRICE	TIME ADJ SALE PRICE	VALUATION	PSF	\$ CHG TASP	% CHG TASP	STYLE	YEAR BUILT	TOTAL SF	BATHS	BDRMS	BSMNT SF	FIN BSMNT SF	ACRES
14330 SANTA FE ST	5/26/2021	\$1,225,000	\$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	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
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	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
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

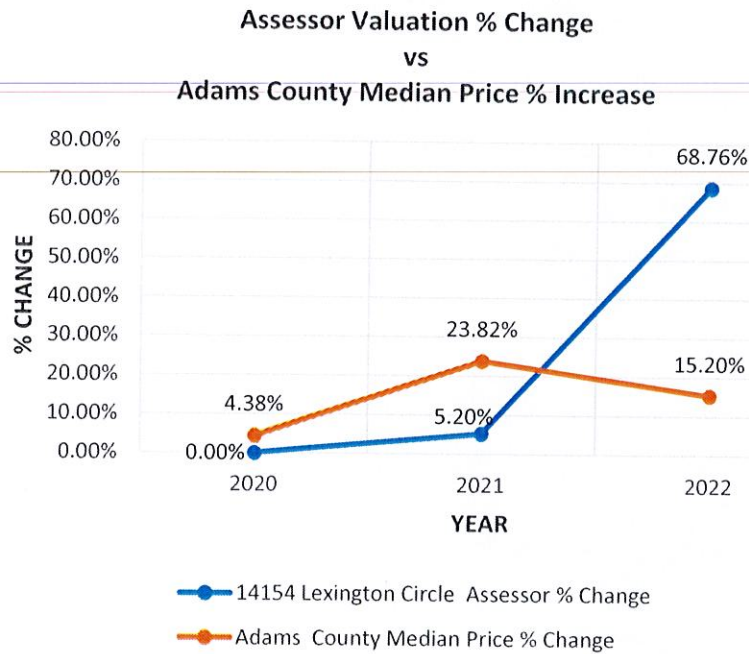
The recommended property valuation is \$1,800,000 which results in a \$360.57 PSF. The rationale for this valuation is based on the comparison of the 14166 home next door which is valued at \$1,750,000. My home is 192 square feet smaller and 7 years newer with more bedrooms and bathrooms. The \$360 PSF 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

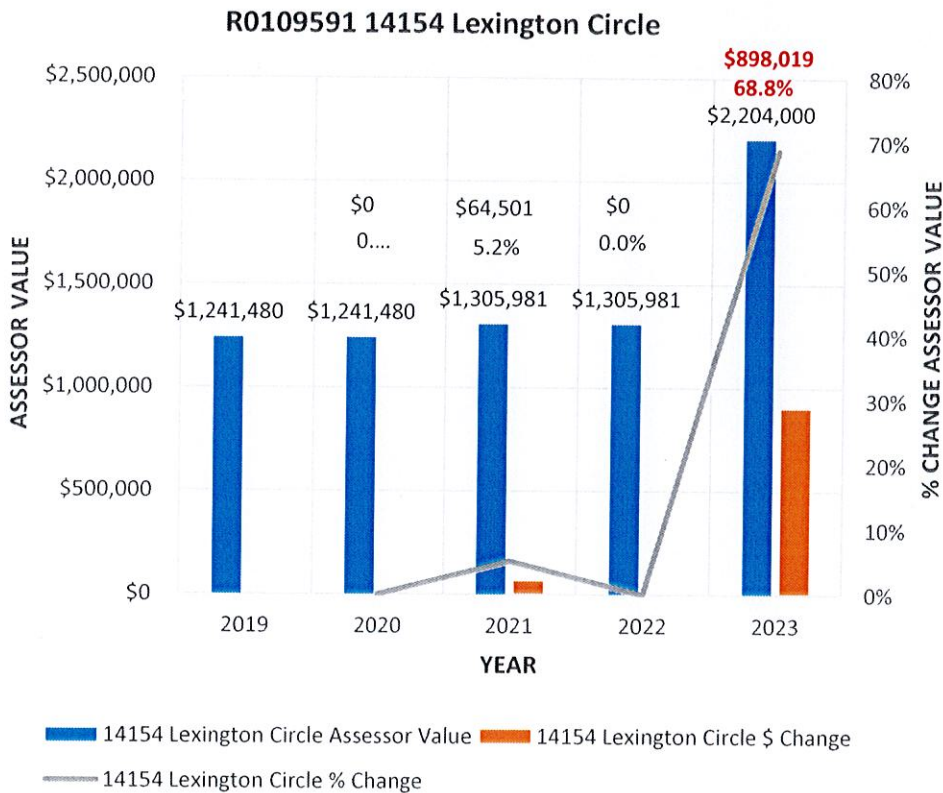
- Real Property Notice of Valuation 2019,2021,2023
- Historical trend for 14106 Lexington Circle Assessor Valuation
- Adams County Local Market Update 2020 to 2022
- 2023 Adams County Property Assessment Study (page 30 price per square feet trend)
- Comparison of Lexington Shores and Huntington Trails

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

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

2021 REAL PROPERTY NOTICE OF VALUATION

0157321008020

DATE: 5/3/2021

ACCOUNT NUMBER		TAX YEAR	TAX AREA CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)	
R0109591		2021	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			1,241,480	1,305,981	+64,501
TOTAL			1,241,480	1,305,981	+64,501

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:

https://www.adcogov.org/sites/default/files/Qualified_Sales_With_TrendedSale_RY2021.xlsx

Sales Distribution Search:

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

How to use the Sales Distribution Search:

<https://www.adcogov.org/sites/default/files/HowToAccess2021ReappraisalSalesInfoOnLine.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.

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 new construction. * Excludes homes with multiple offers. * Excludes homes with multiple offers. * Excludes homes with multiple offers.

Townhouse/Condo

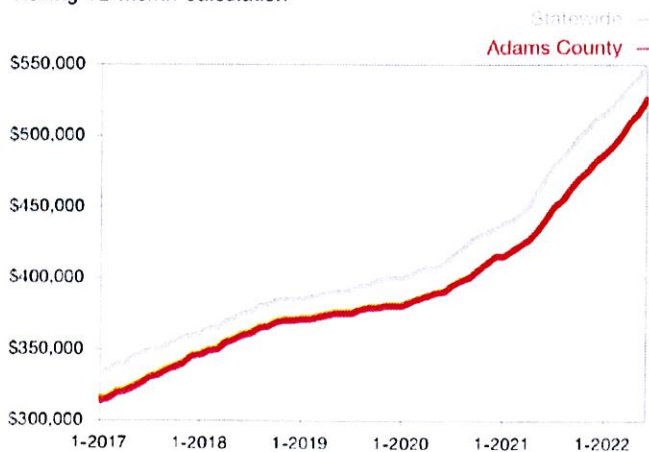
June

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 new construction. * Excludes homes with multiple offers. * Excludes homes with multiple offers. * Excludes homes with multiple offers.

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®

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	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%	--	--	--

*Data is preliminary. The median sales price is based on pending sales. Inventory, months supply and number of days on market are based on active listings.

Townhouse/Condo

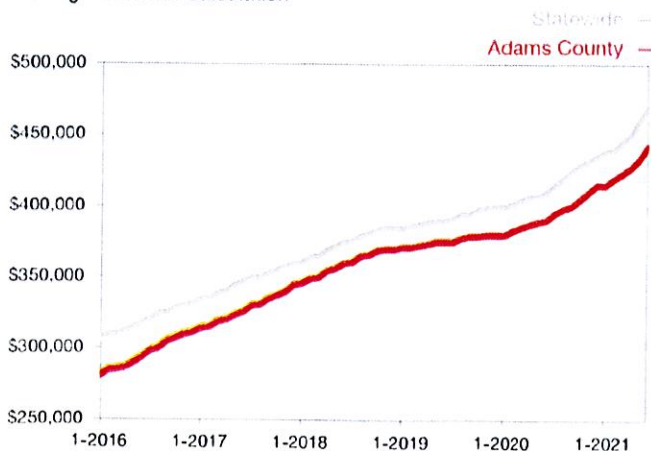
June

Year to Date

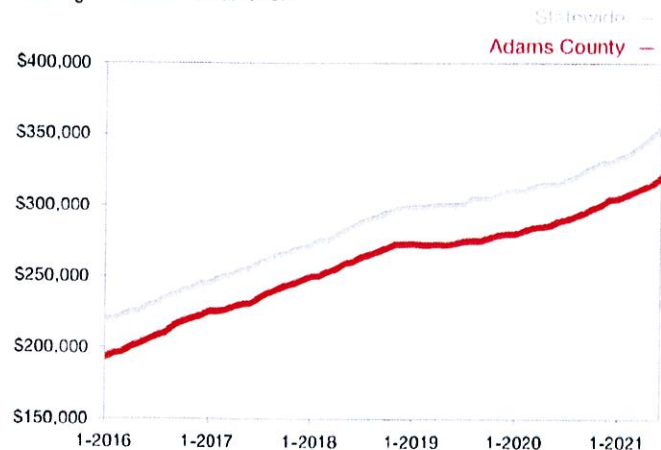
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
New Listings	219	211	- 3.7%	1,110	1,162	+ 4.7%
Sold Listings	193	227	+ 17.6%	840	1,056	+ 25.7%
Median Sales Price*	\$305,000	\$350,000	+ 14.8%	\$292,750	\$332,000	+ 13.4%
Average Sales 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%	--	--	--

*Data is preliminary. The median sales price is based on pending sales. Inventory, months supply and number of days on market are based on active listings.

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®

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	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%	--	--	--

*Based on 100% financing, no other assumptions, and no commission discount. *Monthly median month-to-month sales price. Excludes extreme low and high values.

Townhouse/Condo

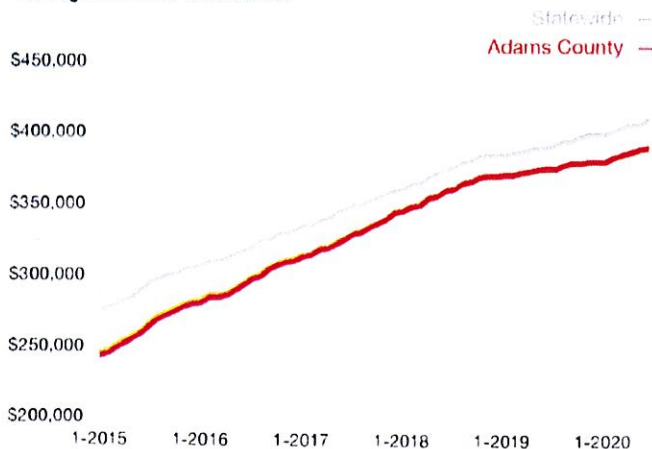
June

Year to Date

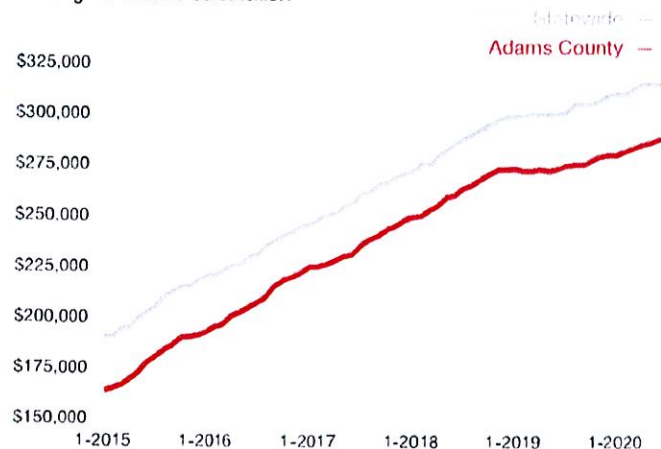
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
New Listings	218	217	- 0.5%	1,185	1,091	- 7.9%
Sold Listings	178	176	- 1.1%	896	815	- 9.0%
Median Sales Price*	\$285,000	\$305,000	+ 7.0%	\$275,000	\$292,000	+ 6.2%
Average Sales Price*	\$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%	--	--	--

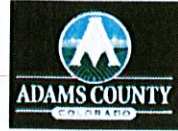
*Based on 100% financing, no other assumptions, and no commission discount. *Monthly median month-to-month sales price. Excludes extreme low and high values.

Median Sales Price – Single Family Rolling 12-Month Calculation



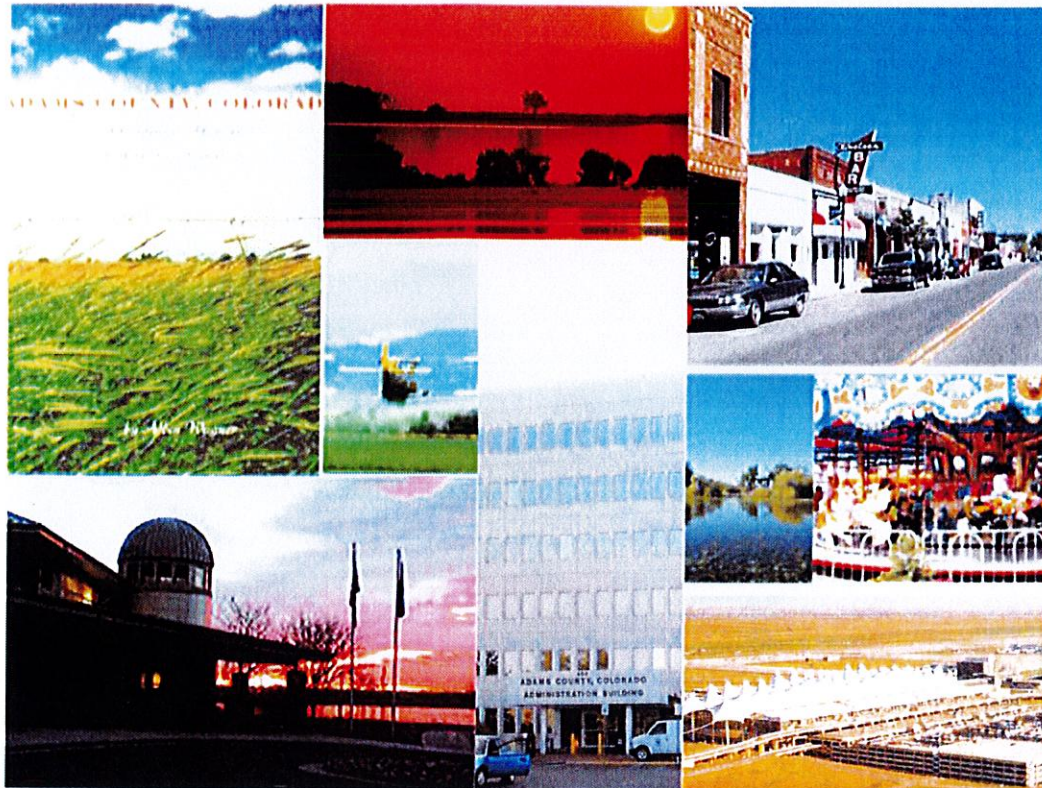
Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation





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	\$21,510	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	\$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
TOTALS :			\$2,149,000	\$143,983		\$1,745,000	\$116,915	\$10,901.74

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

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)
R0160239 ✓

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
12795 Ivy Street

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 333,865.00 so that is the value of the house. 8421,000.00 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 _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<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 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
Owner City : THORNTON State : CO
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	A. Ratio 6.70%
		I:		I:	\$363,000	Mill Levy 97.988
				SE:	\$0	
				ST	(\$55,000)	
TOTALS :		\$0	\$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	L:	\$58,000	\$101.91
		I:	\$363,000	I:	\$347,479	
			\$0	SE:	\$0	Revised Tax
			(\$55,000)	ST	(\$55,000)	
TOTALS :		\$366,000	\$24,520	\$350,479	\$23,480	\$2,300.76

DAVE BALCZO October 1, 2024
Appraiser Date

Certified General Appraiser

RECEIVED

JAN 24 2024

OFFICE OF THE
ADAMS COUNTY ASSESSOR

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)

R0188239

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

2049 E 151st Ave
Thornton
CO 80602

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)(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

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 _____ Properly Tax Administrator's Signature _____ Date _____



COUNTY BOARD OF EQUALIZATION

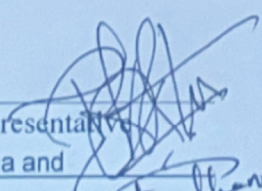
STIPULATION (As to Tax Year(s)) 2023 Actual Value(s))

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

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: 2024.06.04 07:58:45 -06'00'

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	\$0	\$755,000	\$50,580	Original Tax \$8,610

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	
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
				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

Tax Exempt Portion

0%

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)

(S) R0192215

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

4864 E 145th ave

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.

Tony 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)

	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:

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): 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	\$0	\$862,000	\$57,750	Original Tax \$9,670

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	\$1,872.01
		I: \$802,000	\$53,730	I: \$635,000	\$42,550	
		\$0	\$0	SE: \$0	\$0	Revised Tax
		(\$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

Tax Exempt Portion

0%

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)
R0164644

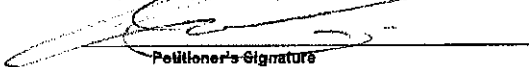
PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
SUB: CRESTWOOD ESTATES BLK: 2 LOT: 10

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 adpnetophomes@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)

Section I: Petitioner, please complete Section I only.

SEP 16 2019

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)
R0164696


PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
SUB: CRESTWOOD ESTATES BLK: 3 LOT: 36

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 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)

	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 Commissioner's 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
R0164697 SUB: CRESTWOOD ESTATES BLK: 3 LOT: 37

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 § 39-2-125, 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): <div style="height: 40px; border: 1px solid black; margin-top: 5px;"></div>			
_____ 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 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) PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0164699 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.


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 (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): <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>			
_____ 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 16 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

City or Town

CO

State

80221

Zip Code

SCHEDULE OR PARCEL NUMBER(S)

R0164700

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

SUB: CRESTWOOD ESTATES BLK: 3 LOT: 40

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

Value

2023
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

PETITION FOR ABATEMENT OR REFUND OF TAXES

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

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)

R0164701

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

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 _____

☐ 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 SEP 15 2023
(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
R0164702	SUB: CRESTWOOD ESTATES BLK: 3 LOT: 42

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.

[Signature]
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

County: Adams County

Date Received SEP 10 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
R0164703	SUB: CRESTWOOD ESTATES BLK: 3 LOT: 43

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 (703) 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 _____
(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: Pinstop 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 adpinstophomes@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	_____	_____	_____

☐ 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)

R0164638

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

SUB: CRESTWOOD ESTATES BLK: 2 LOT: 4

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 _____
(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)
R0164639

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
SUB: CRESTWOOD ESTATES BLK: 2 LOT: 5

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)

	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

City or Town

CO

State

80221

Zip Code

SCHEDULE OR PARCEL NUMBER(S)
R0164640

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
SUB: CRESTWOOD ESTATES BLK: 2 LOT: 6

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 (203) 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 _____
(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)
R0164641

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
SUB: CRESTWOOD ESTATES BLK: 2 LOT: 7

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 _____		
	<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 NOO.)

☐ 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)
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 _____
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 § 39-2-126, 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)

	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)
R0184643

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
SUB: CRESTWOOD ESTATES BLK: 2 LOT: 9

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.

[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

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 _____
-----------------------------	--	------------

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

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'

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

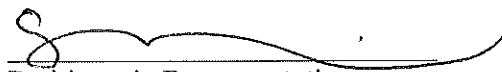
STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): 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 Assessors 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

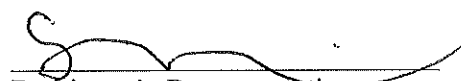
STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

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**

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

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): 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:

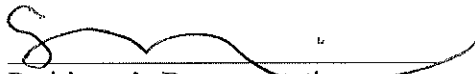
Land	\$88,804
Improvements	\$0
Total	\$88,804

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

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

Assessor Representative
Adams County Assessor's Office

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



Petitioner's Representative

**Valerie
Ferguson**

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

Assessor Representative
Adams County Assessor's Office

Ken Musso
Assessor



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BOARD OF COUNTY COMMISSIONERS

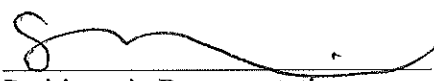
STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): R0164643 Parcel N0.(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**
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 15:06:50 -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

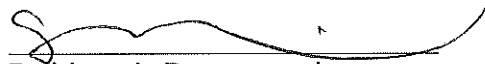
STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

1. The property subject to this Stipulation is:
Schedule No. (S): 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



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2nd Floor, Suite C2100
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BOARD OF COUNTY COMMISSIONERS

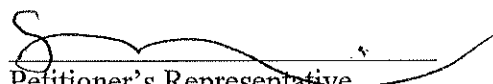
STIPULATION (As to Tax Year(s) 2023 Actual Value(s))

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 N0.(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**

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

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): 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



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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): 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



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): R0164701 Parcel N0.(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:

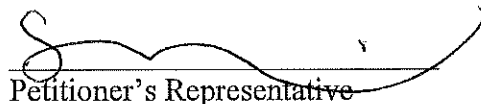
Land	\$88,804
Improvements	\$0
Total	\$88,804

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

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

Assessor Representative
Adams County Assessor's Office

Ken Musso
Assessor



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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 N0.(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 :

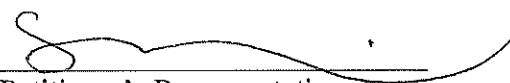
Land	\$88,804
Improvements	\$0
Total	\$88,804

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**

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 09:46:55 -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): 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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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 : R0164638 Parcel No : 156519402012
 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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code	OCC	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:			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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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 : 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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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 : R0164702 Parcel No : 156519401018
 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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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

		- VALUE REDUCTION		= VAL. RECOMMENDATION		TAX DOLLARS
Code OCC		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: July 1, 2024
(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

SCHEDULE OR PARCEL NUMBER(S) R0103781 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 5590 HIGH ST

***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 _____
Email _____

By [Signature] Daytime Phone Number (636) 733-5455
Agent's Signature*

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 <u>2023</u>	
	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):	
SEE ATTACHED WORKSHEET	
_____ Assessor's or Deputy Assessor's Signature	

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

25347170001CO

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 _____ 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 _____



JOSEPH C. SANSONE COMPANY
Business Tax Solutions[®]

Corporate Headquarters:
18040 Edison Avenue
Chesterfield, MO 63005
1-800-394-0140

AGENT AUTHORIZATION

Colorado

TO: Adams
Assessor's Office and the
Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2023 through 2026 assessments are resolved.

THOMPSON PARTNERSHIP	R0103781	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
THOMPSON PARTNERSHIP	R0103780	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
THOMPSON PARTNERSHIP	R0103775	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
THOMPSON PARTNERSHIP	R0103774	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

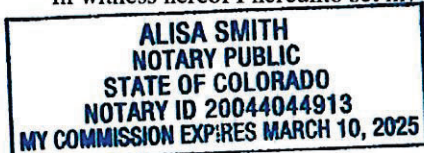

AUTHORIZED SIGNATURE
5-30-24
DATE

Clark Thompson
PRINT NAME OF AUTHORIZED SIGNER
General Partner
TITLE


State of CO
City/County of Adams

On this 30th day of May, 2024 before me, the undersigned, personally appeared Clark Thompson known to me (or satisfactorily proven) to be the person whose name is subscribed to within this instrument and acknowledged that he executed the same for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.



Notary Public



REVISED 03/24

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
Owner City : DENVER State : CO
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	
REAL	100	L:		L: \$1,207,485	\$336,890	A. Ratio 27.90%
		I:		I: \$15,299,715	\$4,268,620	Mill Levy 102.055
				SE: \$0	\$0	
				ST (\$30,000)	(\$8,370)	
TOTALS :		\$0	\$0	\$16,477,200	\$4,597,140	Original Tax \$469,161

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 October 1, 2024
Appraiser Date

Certified General Appraiser

Tax Exempt Portion

0%

RECEIVED

MAR 25 2024

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: AdamsDate 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 YearAll information in Section I is in the
attached supplement titled: Supplement to
Section I of PETITION FOR ABATEMENT OR
REFUND OF TAXESPetitioner's Name: Christopher Dawkins
Noe Fernando Andrade GomezPetitioner'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

R0129258720 Platte River Blvd Brighton

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:

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.

325588F07D9C4C5...

Noe Fernando Andrade Gomez

Petitioner's Signature: Christopher James Dawkins
8E4828327AAF40D

Daytime Phone Number ()

DocuSigned by:

Christopher James Dawkins

Email

By:

Rhett Strom

Daytime Phone Number ()

Agent's Signature


Rhett Strom

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)	
* - 30,000 per State		Tax Year <u>2023</u>	
		Actual	Assessed
Original	*1,985,300	545,529	60,647
Corrected	*987,299	275,456	29,692
Abate/Refund			30,954.95
<input checked="" 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			

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

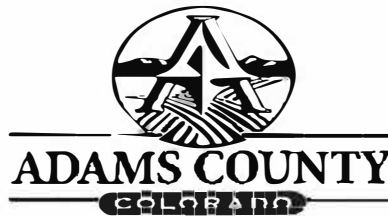
☐ Approved ☐ Approved in part \$ _____ ☐ Denied for the following reason(s): _____

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): 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:

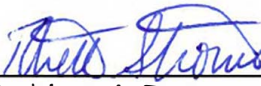
Land	\$417,725
Improvements	<u>\$1,567,575</u>
Total	\$1,985,300

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:	\$116,550	Mill Levy	111.172
		St Red	\$ (30,000)	St Red	\$437,350	State Ded.	\$ (30,000)
TOTALS :		\$0	\$0	\$1,955,299	\$545,528	Original Tax	\$60,647

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:	\$116,550	I:	\$116,550	
		St Red	\$569,574	\$158,910	Revised Tax	
TOTALS :		\$1,955,299	\$545,528	\$957,299		\$267,086

Tax Exempt Portion
0%

0%

Armon Goldanloo September 11, 2024
Appraiser Date

Residential Appraiser