



NOTICE OF DETERMINATION



DOUGLAS COUNTY
 Teri Cox, Assessor
 301 Wilcox St
 Castle Rock, CO 80104

Tax Year: 2009
Review Number: 200903278
Property Address: 2996 W COUNTY LINE RD
Date Received by County Board of Equalization:

0005481 01 MB 0.382 **AUTO T9 0 0501 21228-596801



LITTLETON CAMPUS LLC
 C/O RONAE JOHNSON
 701 MAIDEN CHOICE LN
 CATONSVILLE MD 21228-5968



The appraised value of property is based on the appropriate consideration of the approaches to value required by law. The Assessor has determined that your property should be included in the following category(ies):
VACANT LAND IS VALUED BY CONSIDERING THE COST, MARKET AND INCOME APPROACHES.

The Assessor has carefully studied all available information, giving particular attention to the specifics included on your protest, and has determined the valuation(s) assigned to your property. The reasons for this determination of value are listed below.

Teri Cox

August 21, 2009

County Assessor

APPEAL DEADLINES: SEPT 15TH

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, 39-8-106(1)(a), C.R.S Appeal instructions are found on the **BACK OF THIS FORM.**

Account Number	Lot	Block	Property Classification	Petitioner's Estimate of value	Adjust/Deny	Actual Value Prior to Review	Actual Value After Review
R0465126	1	1	Vacant Land			2,301,536	2,301,536
ERICKSON			TOTAL	2,000,000	Deny	2,301,536	2,301,536

Finding: Our records show that questions about your property assessment were answered satisfactorily.

- 1) TO APPEAL ACCOUNT R0465126 TO COUNTY BOARD OF EQUALIZATION, CHECK HERE:
- 2) YOUR ESTIMATE OF VALUE ON ACCOUNT R0465126 IS \$ _____.
- 3) YOUR REASON FOR APPEALING ASSESSOR'S DECISION ON ACCOUNT R0465126 IS: _____



0005481 0011233

YOU HAVE THE RIGHT TO APPEAL THE ASSESSOR'S DECISION

The County Board of Equalization will sit to hear appeals beginning September 1st and continuing through October 31st for real property (land and buildings) and personal property (furnishings, machinery, and equipment), 39-8-104 and 39-8-107(2), C.R.S.

APPEAL INSTRUCTIONS:

This Notice of Determination serves as the petition for appealing the Assessor's decision. To submit a valid appeal, you must complete the following steps. *(Note: for owners who protested multiple accounts, each account should appear on this notice.)*

- 1) For each account you wish to appeal, you must check the appeal box found below the description of that account.
- 2) For each account you wish to appeal, indicate your estimate of value on the line found below the description of that account. **IN ACCORDANCE WITH 39-8-106(1.5), C.R.S., IF YOUR APPEAL INVOLVES REAL PROPERTY, YOU MUST STATE YOUR OPINION OF VALUE IN TERMS OF A SPECIFIC DOLLAR AMOUNT.**
- 3) For each account you wish to appeal, we recommend you state the reason(s) why you disagree with the assessor's determination of value. Space is provided for this below the description for each account. You can attach additional documents if necessary.
- 4) You may provide additional comments below or attach additional documents if you choose to do so.
- 5) You must sign and date this form below. Also, please provide a telephone number where you can be contacted.
- 6) To Appeal, you must mail or deliver this completed form to the:

Douglas County Board of Equalization
100 Third Street
Castle Rock, CO 80104
(303) 660-7302
- 7) To preserve your right to appeal, your appeal must be POSTMARKED OR DELIVERED ON OR BEFORE SEPTEMBER 15TH.

NOTIFICATION OF HEARING:

You will be notified by mail of the time and place set for the hearing of your appeal.

COUNTY BOARD OF EQUALIZATION'S DETERMINATION:

The County Board of Equalization must make a decision on your appeal and mail you a determination within five business days of that decision. The County Board must conclude its hearings and render decisions by November 1st, 39-8-107(2), C.R.S.

TAXPAYER RIGHTS FOR FURTHER APPEALS:

If you are not satisfied with the County Board of Equalization's decision, you must file within thirty days of the County Board of Equalization's written decision with ONE of the following:

- Board of Assessment Appeals (BAA):** Contact the BAA at 1313 Sherman, Room 315, Denver, Colorado 80203, (303) 866-5880. An appeal form, rules and guidelines can be obtained on-line at www.dola.colorado.gov/baa.
- District Court:** Contact the district court at 4000 Justice Way, Castle Rock, CO 80109, (303) 663-7200.
- Arbitration:** Contact the County Attorney at the address provided for the County Board of Equalization.

If you do not receive a determination from the County Board of Equalization, you must file an appeal with the Board of Assessment Appeals by December 6th.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MAY BE REQUIRED TO PROVE THAT YOU HAVE FILED A TIMELY APPEAL; THEREFORE, WE RECOMMEND ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.

PETITION TO THE COUNTY BOARD OF EQUALIZATION

In the space below each account on this Notice of Determination, please add a checkmark in the "Yes" box of each account to be appealed, state your opinion of value and explain why you disagree with the Assessor's valuation. **IN ACCORDANCE WITH 39-8-106(1.5), C.R.S., IF YOUR APPEAL INVOLVES REAL PROPERTY, YOU MUST STATE YOUR OPINION OF VALUE IN TERMS OF A SPECIFIC DOLLAR AMOUNT.** Please sign below. **Your Petition is not valid without a signature.** Attach additional documents as necessary.

Additional comments: _____

Signature of Petitioner Date Phone

You may wish to seek an administrative denial and file a higher appeal without appearing before the County Board of Equalization. If so, please check here:

Please deny this petition. I will file a higher appeal without appearing before the CBOE.