

R02235

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Clear Creek

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

RECEIVED
FEB 06 2023

Section I: Petitioner, please complete Section I only.

Date: 02/06/2023
Month Day Year

CLEAR CREEK COUNTY
ASSESSOR OFFICE

Petitioner's Name: Christopher Lewis

Petitioner's Mailing Address: 30557 Appaloosa Dr.
Evergreen CO 80439
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>196311101208</u>	<u>64 Hyland Dr, Evergreen CO 80439</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 2022 Due 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.)

See attached letter. **Appealing for Land Value Only.**

Petitioner's estimate of value: \$ 177,720 (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.

Christopher Lewis
Petitioner's Signature

Daytime Phone Number 970-581-1810
Email chris@evergreenappliedtechnologies.com

By _____
Agent's Signature*

Daytime Phone Number (_____)

Printed Name: Christopher Lewis

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):
The land value for 2022 was \$177,720
The petitioner's estimate
of value

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
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 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

Christopher Lewis
EA Tech Holdings LLC
30557 Appaloosa Dr
Evergreen CO 80439
970-581-1810
chris@evergreenappliedtechnologies.com

Clear Creek Assessors Office

Re: Abatement

To Whom It May Concern,

I am writing for leniency in the tax assessment process for the building I purchased in January 2022 at 64 Hyland Dr. I purchased the new construction building in January in as-is-condition from the prior owner who did not finish construction. I do not know exactly why the owner chose to sell mid-project but I suspect both economics and some sort of business cooperation fell apart.

When acquired I was given the existing plans from the owner-developer and while these partial plans were filed with the Clear Creek building department, the plans were incomplete, had numerous costly errors between actual construction, and required remedies to be able to push the project forward. Additionally, there was no certificate of occupancy when purchased, so the building could only ever be insured as vacant land.

In addition to the problems presented by acquiring an as-is building, we also have encountered numerous issues with construction staffing stemming from a regional shortage of workers. This has delayed our project numerous times in what should have been a much shorter and cheaper process.

At present we are nearing completion of the project and should be able to get a temporary certificate of occupancy in the spring. The remaining exterior grading and asphalt items that require correction can only be completed once the weather improves.

The tax levied is primarily based on the building and improvements. I'm hoping that a one-year abatement is appropriate and can be applied in this unusual circumstance. We are bringing significant value by improving the land, correcting the issues to be compliant with Clear Creek standards, and bringing businesses into the county. We aim to be good neighbors and community members for years to come.

Thank you for your time and consideration.



Chris Lewis
EA Tech Holdings LLC -

ACCOUNT NUMBER R012235

PARCEL NUMBER 196311101208

TAX DISTRICT 070

(303) 679-2353
www.clearcreekcounty.us
clec@clearcreekcounty.us



Clear Creek County

P.O. BOX 2000
405 ARGENTINE STREET
GEORGETOWN, CO 80444

2022 PROPERTY TAXES DUE 2023

TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
CCC LIBRARY DISTRICT	2.00000	0.00000	\$501.86	Land	\$177,720	\$51,540
CCC GENERAL	27.51600	0.00000	\$6,904.59	Building/Improve	\$687,560	\$199,390
EVERGREEN FIRE DISTRICT	11.48900	0.00000	\$2,882.94	Personal	\$0	\$0
CLEAR CREEK SCHOOL RE-1	21.37300	0.00000	\$5,363.13	Total	\$865,280	\$250,930
CCC ROAD & BRIDGE	5.75000	0.00000	\$1,442.85	Sr/Vet Exemption	\$0	\$0
CCC OPEN SPACE	1.00000	0.00000	\$250.93	Net Total	\$865,280	\$250,930
CCC PUBLIC WELFARE	0.89000	0.00000	\$223.33	SPECIAL MESSAGES		
CCC ROAD PROJECT	0.00000	0.00000	\$0.00	NEW HOURS JAN 2023		
CLEAR CREEK METRO REC	2.00100	0.00000	\$502.11	7:30 a.m. to 5:30 p.m		
SCHOOL DIST RE1 BOND	8.23000	0.00000	\$2,065.15	Monday - Thursday		
CLEAR CREEK METRO REC BON	0.00000	0.00000	\$0.00			
EVERGREEN FIRE PROTECTION	0.91800	0.00000	\$230.35			
TOTALS	81.1670000		\$20,367.24			
GRAND TOTAL			\$20,367.24			

SB 25 - In absence of State Legislative Funding, your school mill levy would have been 22.0850

PROPERTY ADDRESS AND LEGAL DESCRIPTION OF PROPERTY (may be incomplete)

64 HYLAND DR
Subdivision: HYLAND HILLS F1 PT PCL E & PT OF MEADOW VIEW DR ADJ TO TR 3 LS PT OF TR E FOR ROAD 639/507

Unpaid Prior Year Taxes

No

Late payments without applicable interest will be returned.

2022 Taxes Due 2023 2nd Half Payment Due June 15

Return this Coupon with Payment to:
Clear Creek County Treasurer
PO Box 2000
405 Argentine Street
Georgetown, CO 80444

CURRENT BILLING ADDRESS
EA TECH HOLDINGS LLC
30557 APPALOOSA DR
EVERGREEN CO 80439-8685

Account Number
R012235

For a receipt provide SAS envelope with payment

SECOND HALF DUE BY JUNE 15, 2023 \$10,183.62

2022 Taxes Due 2023 1st Half Due Feb 28 OR Full Payment Due April 30

Return this Coupon with Payment to:
Clear Creek County Treasurer
PO Box 2000
405 Argentine Street
Georgetown, CO 80444

CURRENT BILLING ADDRESS
EA TECH HOLDINGS LLC
30557 APPALOOSA DR
EVERGREEN CO 80439-8685

Account Number
R012235

41 1534

For a receipt provide SAS envelope with payment

FULL PAYMENT DUE BY APRIL 30, 2023 \$20,367.24
FIRST HALF DUE BY FEBRUARY 28, 2023 \$10,183.62

Past

Location

Account Number R012235
 Situs Address 64 HYLAND DR
 City EVERGREEN
 Tax Area Id County - 070

Appraisal District 14
 Parcel Number 1963-111-01-208
 Legal Summary Subdivision: HYLAND HILLS F1 PT PCL E & PT OF MEADOW VIEW DR
 ADJ TO TR 3 LS PT OF TR E FOR ROAD

639/507

Owners

EA TECH HOLDINGS LLC

Owner Name EA TECH HOLDINGS LLC
 Owner Address 30557 APPALOOSA DR
 EVERGREEN, CO 80439

Remarks

Account Remarks
 (Private) SOLD 11/15/07 \$250,000 INSPECTED 10/08 TJF 10/15/2008
 SOLD 4/99 \$80,114 INSPECTED 4/00 TJF 03/20/2006

Tax Summary

Tax Year	Taxes
2022	\$20,367.24
2021	\$4,085.00

Model Summary

	market	Override	Reconciled Value
Account Value	\$865,280		\$865,280
Land Com	\$177,720		
Commercial	\$687,560		


Photo/Sketch/Map



Value Info

Actual (2022)					\$865,280
Assessed					\$250,930
Tax Area: 070 Mill Levy: 81.167					
Type	Actual	Assessed	Acres	SQFT	Units
2130	\$177,720	\$51,540	1.020	4842,000	1,000
2230	\$687,560	\$199,390			

STATEMENT OF AUTHORITY
(38-30-172, C.R.S.)


 \$13.00
210003110305

1. This Statement of Authority relates to an entity named EA Tech Holdings LLC and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172 C.R.S.
2. The type of entity is a limited liability company
3. The mailing address for the entity is: 30557 Appaloosa Dr., Evergreen, CO 80439
4. The entity is formed under the laws of Colorado
5. The name of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Christopher Lewis and Georgina Lewis as Members
6. The authority of the foregoing person(s) to bind the entity is Not limited OR Limited as follows:
7. Other matters concerning the manner in which the entity deals with interest in real property:

Dated this 21st day of January, 2022.

EA TECH HOLDINGS LLC, a Colorado limited liability company

By: 
Christopher Lewis, Member

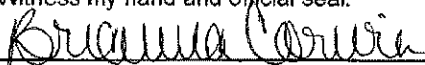
By: 
Georgina Lewis, Member

State of Colorado

County of Denver

The foregoing instrument was acknowledged before me this 21st day of January, 2022, by Christopher Lewis and Georgina Lewis as Members of EA Tech Holdings LLC, a Colorado limited liability company.

BRIANNA CORWIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024008834
My Commission Expires March 15, 2022

Witness my hand and official seal.

Notary Public
My commission expires: