

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>SHERIDAN PLAZA AT INVERNESS, LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Thomas E. Downey, Jr. Esq. Address: 733 E. 8<sup>th</sup> Avenue Denver, CO 80203 Phone Number: (303) 813-1111 E-mail: Attorney Registration No.: (303) 813-1111</p>	<p><b>Docket Number: 39014</b></p>
<p style="text-align: center;"><b>ORDER ON STIPULATION</b></p>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**County Schedule No.: R0411766**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 1,612,375.00
Improvements	<u>\$15,387,624.00</u>
Total	\$17,000,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 27<sup>th</sup> day of June, 2002.

This decision was put on the record

June 26, 2002

**BOARD OF ASSESSMENT APPEALS**

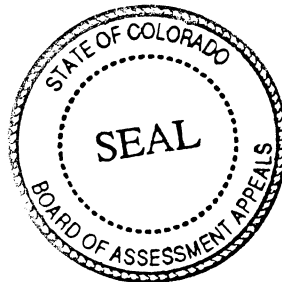
Karen E. Hart  
Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach,  
Debra A. Baumbach

Penny S. Bunnell  
Penny S. Bunnell

Docket Number 39014



**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**SHERIDAN PLAZA AT INVERNESS, LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

Lance J. Ingalls  
Assistant County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
100 Third Street  
Castle Rock, Colorado 80104  
Phone Number: 303-660-7414  
FAX Number: 303-688-6596  
E-mail: [attorney@douglas.co.us](mailto:attorney@douglas.co.us)  
Atty. Reg. #:24607

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BOARD OF ASSESSMENT APPEALS

Docket Number: **39014**

Schedule No.: **R0411766**

**STIPULATION (As to Tax Year 2001 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 3A, Block 20 Inverness #6, 7<sup>th</sup> Amendment, 6.727 AM/L

2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

Land	\$ 1,612,375
Bldg. #1	\$ 8,968,812
Bldg. #2	\$ 8,968,813
Total	\$19,550,000

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 1,612,375
Bldg. #1	\$ 8,968,812
Bldg. #2	\$ 8,968,813
Total	\$19,550,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$ 1,612,375
Bldg. #1	\$ 7,693,812
Bldg. #2	\$ 7,693,813
Total	\$17,000,000

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:

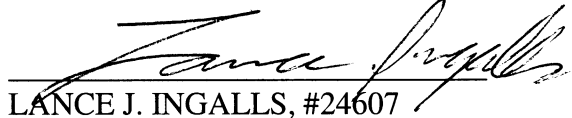
Further review of market and income approaches indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 15, 2002 at 8:30 a.m. be vacated.

DATED this 24<sup>th</sup> day of June, 2002.



THOMAS E. DOWNEY, JR., #9686  
Attorney for Petitioner  
Downey & Knickrehm, P.C.  
733 East 8<sup>th</sup> Avenue  
Denver, CO 80203  
303-813-1111



LANCE J. INGALLS, #24607  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

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