

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket No.: 45696

Petitioner:

**CARO LAND CO LLC & CARO LAND CO II
LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

ORDER

THIS MATTER was heard by the Board of Assessment Appeals on November 15, 2007, Debra A. Baumbach and Karen E. Hart presiding. Petitioner was represented by Layne F. Mann, Esq. Respondent was represented by Michelle B. Whisler, Esq. Petitioner is protesting the 2005 actual value of the subject property.

On November 17, 2007 the Board issued an Order for Clarification. The Board received a Response to Order for Clarification from the parties on December 12, 2007. A copy of the Response is attached to this Order and incorporated as part of this decision.

The subject property is described as follows:

**1100 South Wilcox Street,
Douglas County Schedule Nos. R0355385 and R0415700**

The parties agreed that the 2005 actual value of Schedule No. R0415700 should be reduced to \$11,336,615.00 (reference attached Response). The Board concurs with the stipulation.

At the hearing, Petitioner requested to withdraw Schedule No. R0355385. The Board grants Petitioner's request.

Although Schedule No. R0463178 was addressed by the parties in the Response to Order for Clarification, the parcel was not before the Board in this matter. Therefore, the Board has no authority to agree with the stipulation and order a reduction on Schedule No. R0463178.

ORDER:

Petitioner's request for withdrawal of Schedule No. R0355385 is granted, the Board will take no further action on this matter.

Respondent is ordered to reduce the 2005 actual value of Schedule No. R0415700 to \$11,336,615.00.

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

DATED/MAILED this 15th day of December 2007.

BOARD OF ASSESSMENT APPEALS

Debra A. Baumbach

Debra A. Baumbach

Karen E. Hart

Karen E. Hart

This decision was put on the record

DEC 14 2007

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

Heather Heinlein

Heather Heinlein



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CARO LAND CO. & CARO LAND CO. II, LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Att. Reg. #: 30637

Docket Number: 45696

Schedule No.:
R0399389-01

2007 DEC 12 AM 11:03

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

RESPONSE TO ORDER FOR CLARIFICATION

On November 16, 2007, the Board of Assessment Appeals (the "Board") ordered the Respondent, Douglas County Board of Equalization, and Petitioner, Caro Land Co. LLC & Caro Land Co. II, LLC (collectively, the "Parties"), to submit a written stipulation clarifying the amount agreed upon by the Parties at the November 15, 2007 hearing.

The Parties now submit this Response to Order for Clarification.

During the subject tax year, 2005, Petitioner modified the subject parcel with account number 10645709 via an amendment to the Riverside Business Center EIRing No. 2 plat which

increased the acreage creating a new account number: R0463178. The parcel increased from 18.287 acres to 20.414 acres.

The parties stipulated to a reduction in value of \$114,057.00 for the improvements on the subject parcel.

The parties agree to apply the reduction and stipulate to value for 2005 as follows:

Assessor-CIDOE value	Revised Stipulation Value
Land \$2,788,036	\$2,788,036
Imps \$8,662,636	\$8,548,579
Total \$11,450,672	\$11,336,615

The revised stipulated value adjustment of \$114,057 will carry through to account R0463178 thus reducing the total value on said account to \$11,800,000 for the value of the property as of the date of increase in acreage.

R0363885—This account was withdrawn so there is no change in value.

The parties are in agreement and stipulate to the values set forth herein.

Respectfully submitted this 12th day of December, 2007.

OFFICE OF THE COUNTY ATTORNEY
DOUGLAS COUNTY, COLORADO

BY: Michelle Whisler
MICHELLE B. WHISLER, #30087

Senior Assistant County Attorney
the Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
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