

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45873</b>
Petitioner: <b>WF WLG LLC,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0451138**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$2,875,860**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 29th day of September 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
September 28, 2007

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*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

*Heather Wilcox*  
\_\_\_\_\_  
Heather Wilcox



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**WF WLG LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

Michelle B. Gombas  
Senior Assistant County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
100 Third Street  
Castle Rock, Colorado 80104  
Phone Number: 303-660-7414  
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Atty. Reg. #: 30037

Docket Number: **45873**

Schedule No.: **R0451138**

**STIPULATION (As to Tax Year 2005 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 1A, Highlands Ranch Flg. 61B, 1<sup>st</sup> Amendment. 2.411 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 2005:

Land	\$1,184,274
Improvements	\$1,773,515
Total	\$2,957,789

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

Land	\$1,184,274
Improvements	\$1,773,515
Total	\$2,957,789

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$1,184,274
Improvements	\$1,691,586
Total	\$2,875,860


6. The valuations, as established above, shall be binding only with respect to tax year 2005.


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

The parties have mutually agreed that a reduction in value based upon \$195 per square foot is appropriate for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 23, 2007 at 1:00 p.m. be vacated.

DATED this 17 day of SEPTEMBER, 2007.

  
MICHAEL SPARKS  
Agent for Petitioner  
Property Consulting Group  
2611 FM 1960 West, Suite A-102  
Houston, TX 77068  
281-880-6500

  
MICHELLE B. GOMBAS, #30037  
Senior Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 45873

07/31/2007 09:55 FAX 303 688 2817

DOUGLAS COUNTY ASSESSOR

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*Douglas County Assessor's Office  
Tari Cox, Assessor  
303-660-7450  
303-688-2517 (Fax)*

**FAX MEMORANDUM****To: Michael Sparks****From: Larry Shouse  
Deputy Assessor, Appeals****Re: Walgreens**

Per phone call acceptance by Michael Sparks, agent for Walgreens the following are the recommended value changes, subject to County Board of Equalization (CBOE) approval. Upon approval of the CBOE formal stipulation orders will be presented to petitioner for signature and processing to the Board of Assessment Appeals for final orders.

Docket#	Account	SF	Price PSF	Total Value
45887 & 48810	R0416578	13,894	\$195	\$2,709,330
45886 & 48809	R0423511	14,399	\$195	\$2,807,805
45889 & 48807	R0436324	15,048	\$196	\$2,934,380
45872	R0439548	15,103	\$195	\$2,945,085
45873 & 48812	R0451138	14,748	\$195	\$2,875,860
45878	R0436398	14,399	\$195	\$2,807,805