

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46527</b>
Petitioner: <b>WOODMEN OF THE WORLD,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</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.: R0334316**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:  

**Total Value:            \$5,000,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 03-04 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 3rd day of June 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 30, 2008

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*Karen E Hart*

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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*

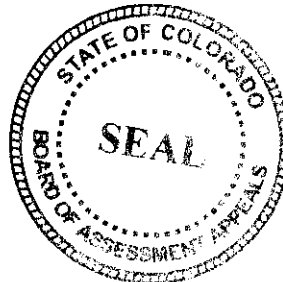
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Debra A. Baumbach

*Toni Rigirozzi*

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Toni Rigirozzi



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**WOODMEN OF THE WORLD,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: 46527

Schedule No.: R0334316

2008 MAY 30 PM 1:23

**STIPULATION (As to Abatement/Refund for Tax Years 2003/2004)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2003/2004 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 1, Blk. 1 Fairways at Lone Tree #3, 2.557 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 2003 only:

Exempt Land	\$ 36,418
Taxable Land	\$ 631,880
Total Land Value	\$ 668,298
Exempt Improvements	\$ 116,163
Taxable Improvements	\$2,015,539
Total Improvement Value	\$2,131,702
Total Exempt Value	\$ 152,581
Total Taxable Value	\$2,647,419
Total Taxable & Exempt	\$2,800,000
Total Land Value	\$ 668,298
Total Improvements Value	\$2,131,702
Total Value	\$2,800,000

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

Exempt Land	\$ 41,768
Taxable Land	\$ 626,530
Total Land Value	\$ 668,298
Exempt Improvements	\$ 133,260
Taxable Improvements	\$1,998,472
Total Improvement Value	\$2,131,702
Total Exempt Value	\$ 174,998
Total Taxable Value	\$2,625,002
Total Taxable & Exempt	\$2,800,000
Total Land Value	\$ 668,298
Total Improvements Value	\$2,131,702

Total Value \$2,800,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax year 2003 actual value for the subject property:

Exempt Land \$ 41,768  
Taxable Land \$ 626,530

Total Land Value \$ 668,298

Exempt Improvements \$ 114,481  
Taxable Improvements \$1,717,221

Total Improvement Value \$1,831,702

Total Exempt Value \$ 156,249  
Total Taxable Value \$2,343,751

Total Taxable & Exempt \$2,500,000

Total Land Value \$ 668,298  
Total Improvements Value \$1,831,702

Total Value \$2,500,000

6. The valuations, as established in paragraphs 3 through 5 above, shall be binding only with respect to tax year 2003.

7. The County Assessor originally assigned the following actual value on the subject property for tax year 2004 only:

Exempt Land \$ 86,880  
Taxable Land \$ 581,418

Total Land Value \$ 668,298

Exempt Improvements \$ 277,121  
Taxable Improvements \$1,854,581

Total Improvement Value \$2,131,702

Total Exempt Value \$ 364,001  
Total Taxable Value \$2,435,999

Total Taxable & Exempt \$2,800,000

Total Land Value	\$ 668,298
Total Improvements Value	\$2,131,702
 Total Value	 \$2,800,000

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

Exempt Land	\$ 135,330
Taxable Land	\$ 532,968
 Total Land Value	 \$ 668,298
 Exempt Improvements	 \$ 431,670
Taxable Improvements	\$1,700,032
 Total Improvement Value	 \$2,131,702
 Total Exempt Value	 \$ 567,000
Total Taxable Value	\$2,233,000
 Total Taxable & Exempt	 \$2,800,000
 Total Land Value	 \$ 668,298
Total Improvements Value	\$2,131,702
 Total Value	 \$2,800,000

9. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax year 2004 actual value for the subject property:

Exempt Land	\$ 135,330
Taxable Land	\$ 532,968
 Total Land Value	 \$ 668,298
 Exempt Improvements	 \$ 370,920
Taxable Improvements	\$1,460,782
 Total Improvement Value	 \$1,831,702
 Total Exempt Value	 \$ 506,250
Total Taxable Value	\$1,993,750
 Total Taxable & Exempt	 \$2,500,000

Total Land Value	\$ 668,298
Total Improvements Value	\$1,831,702
Total Value	\$2,500,000

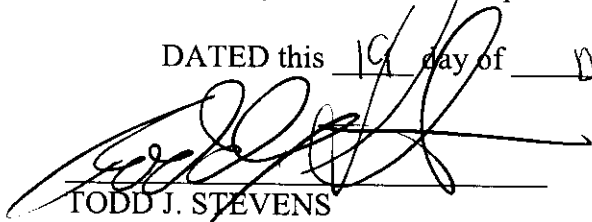
10. The valuations, as established in paragraphs 7 through 9 above, shall be binding only with respect to tax year 2004.

11. Brief narrative as to why the reductions were made:

Actual income information supported by comparable income data from similar properties in the subject property's market area, indicated that a change in value was warranted.

12. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 20, 2008 at 1:00 p.m. be vacated.

DATED this 19 day of March, 2008.



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