

|  |                             |
|--|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203         | <b>Docket Number: 46994</b> |
| Petitioner:<br><b>WOODMEN OF THE WORLD,</b><br><br>v.<br><br>Respondent:<br><b>DOUGLAS COUNTY BOARD OF<br/>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.: R0334316V**  
     **Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  
     **Total Value:            \$1,872,142**  
     (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 10th day of November 2008.


**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

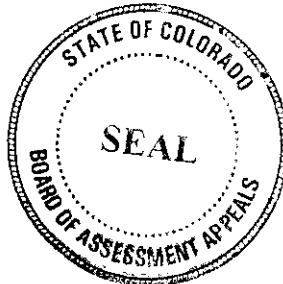
November 7, 2008

  
\_\_\_\_\_  
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

  
\_\_\_\_\_  
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  
EQUALIZATION.**

Attorney for Respondent:

Michelle B. Whisler  
Senior 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. #: 30037

Docket Number: 46994

Schedule No.: R0334316

2009 OCT 23 11 1:02

**STIPULATION (As to Tax Year 2006 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2006 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 2006:

|                         |                   |
|-------------------------|-------------------|
| Exempt Land 9141        | \$ 86,880         |
| Taxable Land 2120       | <u>\$ 581,418</u> |
| <b>Total Land Value</b> | <b>\$ 668,298</b> |

|                                 |                    |
|---------------------------------|--------------------|
| Exempt Improvements 9241        | \$ 233,356         |
| Taxable Improvements 2220       | <u>\$1,561,691</u> |
| <b>Total Improvements Value</b> | <b>\$1,795,047</b> |

|                         |                    |
|-------------------------|--------------------|
| Total Land Value        | \$ 668,298         |
| Total Improvement Value | <u>\$1,795,047</u> |
| <b>Total Value</b>      | <b>\$2,463,345</b> |

|                     |                    |
|---------------------|--------------------|
| Total Exempt Value  | \$ 320,236         |
| Total Taxable Value | <u>\$2,143,109</u> |
| <b>Total Value</b>  | <b>\$2,463,345</b> |

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

|                         |                   |
|-------------------------|-------------------|
| Exempt Land 9141        | \$ 86,880         |
| Taxable Land 2120       | <u>\$ 581,418</u> |
| <b>Total Land Value</b> | <b>\$ 668,298</b> |

|                                 |                    |
|---------------------------------|--------------------|
| Exempt Improvements 9241        | \$ 233,356         |
| Taxable Improvements 2220       | <u>\$1,561,691</u> |
| <b>Total Improvements Value</b> | <b>\$1,795,047</b> |

|                         |                    |
|-------------------------|--------------------|
| Total Land Value        | \$ 668,298         |
| Total Improvement Value | <u>\$1,795,047</u> |
| <b>Total Value</b>      | <b>\$2,463,345</b> |

|                     |                    |
|---------------------|--------------------|
| Total Exempt Value  | \$ 320,236         |
| Total Taxable Value | <u>\$2,143,109</u> |
| <b>Total Value</b>  | <b>\$2,463,345</b> |

5. After further review, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2006 actual value for the subject property:

|                         |                   |
|-------------------------|-------------------|
| Exempt Land 9141        | \$ 160,392        |
| Taxable Land 2120       | <u>\$ 507,906</u> |
| <b>Total Land Value</b> | <b>\$ 668,298</b> |

|                                 |                    |
|---------------------------------|--------------------|
| Exempt Improvements 9241        | \$ 430,811         |
| Taxable Improvements 2220       | <u>\$1,364,236</u> |
| <b>Total Improvements Value</b> | <b>\$1,795,047</b> |

|                         |                    |
|-------------------------|--------------------|
| Total Land Value        | \$ 668,298         |
| Total Improvement Value | <u>\$1,795,047</u> |
| <b>Total Value</b>      | <b>\$2,463,345</b> |

|                     |                    |
|---------------------|--------------------|
| Total Exempt Value  | \$ 591,203         |
| Total Taxable Value | <u>\$1,872,142</u> |
| <b>Total Value</b>  | <b>\$2,463,345</b> |

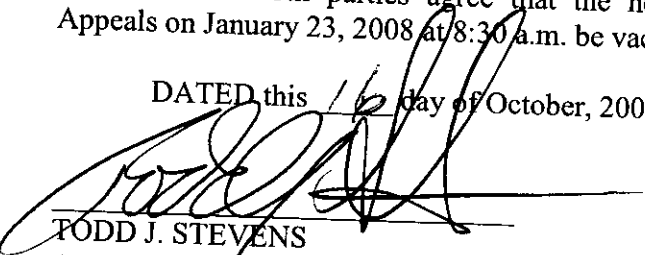
6. The valuations, as established above, shall be binding only with respect to tax year 2006.


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

No reduction in value has been determined. This stipulation deals with an adjustment to the percentage of taxable value and percentage of exempt value for the subject property due to the fact that a municipality had leases in place for the tax years 2005 and 2006 for a portion of the property, rendering that portion exempt.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 23, 2008 at 8:30 a.m. be vacated.

DATED this 16 day of October, 2008.

  
 TODD J. STEVENS  
 Agent for Petitioner  
 Stevens & Associates Tax Reduction  
 Specialists, Inc.  
 640 Plaza Drive, Suite 290  
 Littleton, CO 80129  
 303-347-1878

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

**Docket No. 46994**