

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46998
Petitioner: TOYS R US/ GIRAFFE PROPERTIES LLC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R0401115

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: \$3,375,000
(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 12th day of March 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 11, 2008

Karen E Hart

Karen E. Hart

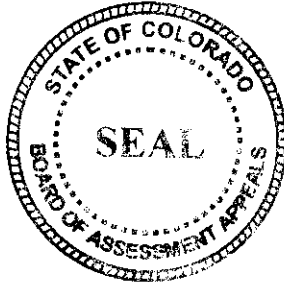
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



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

Petitioner:

TOYS R US/GIRAFFE PROPERTIES, LLC,

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
Atty. Reg. #: 30037

Docket Number: **46998**

Schedule No.: **R0401115**

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 2D-1, Highlands Ranch 58A, 4th Amend. 4.062 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:

Land	\$1,698,589
Improvements	\$2,554,338
Total	\$4,252,927

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

Land	\$1,698,589
Improvements	\$2,017,439
Total	\$3,716,028

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

Land	\$1,698,589
Improvements	\$1,676,411
Total	\$3,375,000

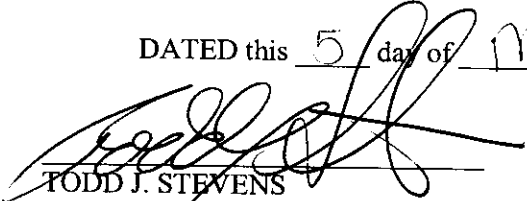
6. The valuations, as established above, shall be binding only with respect to tax year 2006.

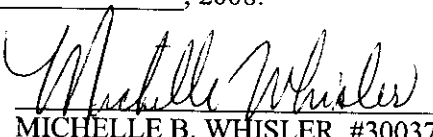
7. Brief narrative as to why the reduction was made:

Further review of market sales and income information on comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 6, 2008 at 8:30 a.m. be vacated.

DATED this 5 day of March, 2008.


TODD J. STEVENS
Agent for Petitioner
Stevens & Associates Cost 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

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