

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 49943</b>
Petitioner: <b>CARO LAND CO II 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.: R0355385**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  

**Total Value:            \$1,650,000**

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

**ORDER:**

Respondent is ordered to reduce the 2007 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 20th day of May 2009.

**BOARD OF ASSESSMENT APPEALS**

*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



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CARO LAND CO. II, LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Docket Number: **49943**

Schedule No.: **R0355385**

2009 MAY 18 AM 7:30

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

**STIPULATION (As to Tax Year 2007 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 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 Brookside Business Center 2. First Amendment. 2.765 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 2007:

Land	\$ 939,455
Improvements	\$ 846,069
Total	\$1,785,524

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

Land	\$ 939,455
Improvements	\$ 846,069
Total	\$1,785,524

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2007 actual value for the subject property:

Land	\$ 867,000
Improvements	\$ 783,000
Total	\$1,650,000

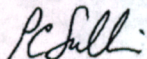
6. The valuations, as established above, shall be binding only with respect to tax year 2007.

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


Reduction is based on review of the cost approach as it relates to the land value market sales and Marshall Valuation's application of costs to the improvements. A minor adjustment for attributes applied to the land value was also made which reduced the total actual land value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 9, 2009 at 1:00 p.m. be vacated.

DATED this 14<sup>th</sup> day of May, 2009.

  
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Agent for Petitioner  
Sullivan Valuation Services Group, LLC  
P.O. Box 17004  
Golden, CO 80402  
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Docket Number 49943

  
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