

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50563
Petitioner: MAPLE GROVE LAND, LP, 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.: R0459528+3

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$1,602,439

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 26th 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:

MAPLE GROVE LAND, LP,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorneys for Respondent:

Robert D. Clark, Reg. No. 8103
Michelle B. Whisler, Reg. No. 30037
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

Docket Number: **50563**

Schedule Nos.:
R04559528+3

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2009 MAY 26 AM 6:58

STIPULATION (As to Tax Year 2008 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as Agricultural property.

3. Attachment A reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

4. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2008 actual values of the subject properties, as also shown on Attachment A.


5. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2008.

6. Brief Narrative as to why the reductions were made:

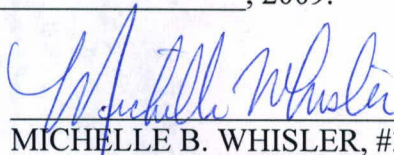
Further investigation and review of various parcels included in these abatements indicated a change in classification was warranted.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 8, 2009 at 8:30 a.m. be vacated.

DATED this 21st day of May, 2009.



BARRY J. GOLDSTEIN, #2218
Attorney for Petitioner
Sterling Property Tax Specialists, Inc.
950 South Cherry Street, Suite 320
Denver, CO 80246
303-757-8865



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 Number 50563

Transmittal Sheet							Assessor Findings:									
Protest Log			08-860				Assessor's Recommendation:									
Petitioner:			MAPLE GROVE LAND, LP				RECOMMENDATION OF STIPULATION DOCKET #50563									
Agent:			OVERVALUATION 2008													
Petitioner's Request:			OVERVALUATION 2008													
Petitioner's Requested Value																
Tax Year			2008													
Tax District			2151													
Tax Rate			11.9688%													
CBOE RESULTS							BAA SETTLEMENT							PG 1 OF 1		
Parcel	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Decision	Class	Actual Val	Assmt Rate	Assd Value	Tax Rate	Tax Amount	Refund	GIS Acres	\$/Acre
0459469	0550	\$ 717,948	29.00%	\$ 208,205	11.9688%	\$ 24,919.63		0550	\$ 717,948	29.00%	\$ 208,205	11.9688%	\$ 24,919.63	\$ -	59.829	\$12,000
0459528	0550	\$ 386,244	29.00%	\$ 112,011	11.9688%	\$ 13,406.34		0550	\$ 386,244	29.00%	\$ 112,011	11.9688%	\$ 13,406.34	\$ -	32.187	\$12,000
0478382	0550	\$1,567,248	29.00%	\$ 454,502	11.9688%	\$ 54,398.43		4142	\$ 2,616	29.00%	\$ 759	11.9688%	\$ 90.80	\$ 54,307.63	90.197	\$29
0478382	N/A	-	-	-	11.9688%	\$ -		0550	\$ 492,000	29.00%	\$ 142,680	11.9688%	\$ 17,077.08	\$(17,077.08)	41.000	\$12,000
0475008	0560	\$ 1,502,616	29.00%	\$ 435,759	11.9688%	\$ 52,155.08		4142	\$ 3,631	29.00%	\$ 1,053	11.9688%	\$ 126.03	\$ 52,029.05	125.218	\$29
TOTAL		\$ 4,174,056		\$ 1,210,477		\$ 144,879.48			\$ 1,602,439		\$ 464,708		\$ 55,619.88	\$ 89,259.60	348.431	
NOTE: 0459532 SPLIT TO 0478382 FOR 2008																
Previous Study Period			CURRENT SALES STUDY PERIOD				Appraisal Date			Assessment Date						
July 1, 2002 - June 30, 2004			July 1, 2004 - June 30, 2006				6/30/06			1/1/08						
Assessed Values are rounded to the nearest dollar. Tax dollar references are an estimate only.																