

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52602</b>
Petitioner: <b>HRTC 1 LLC,</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.: R0472415**  
  
**Category: Abatement      Property Type: Commercial Real**
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:            \$1,425,000**  
 (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 8th day of February 2010.



**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.

*Melissa Nord*

Melissa Nord

*Debra A. Baumbach*

Debra A. Baumbach

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

Petitioner:

**HRTC I, LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

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Michelle B. Whisler, Reg. No. 30037  
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Docket Number: **52602**

Schedule No.: **R0472415**

**STIPULATION (As to Abatement/Refund for Tax Year 2008)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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 5C-1D-1 Highlands Ranch 141, 6<sup>th</sup> Amd. 0.358 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 2008:

Land	\$ 187,134
Improvements	\$1,550,226
Total	\$1,737,360

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

Land	\$ 187,134
Improvements	\$1,550,226
Total	\$1,737,360

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax year 2008 actual value for the subject property:

Land	\$ 187,134
Improvements	\$1,237,866
Total	\$1,425,000

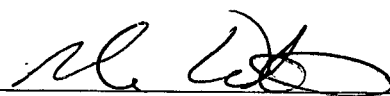
6. The valuations, as established above, shall be binding only with respect to tax year 2008.

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

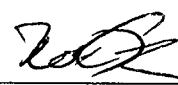
Further review of actual rental income and expense information warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 11, 2010 at 8:30 a.m. be vacated.

DATED this 30<sup>th</sup> day of February, 2010.

  
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MIKE WALTER  
Agent for Petitioner  
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Docket Number 52602

  
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