

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 53278**

Petitioner:

**RIVER CANYON REAL ESTATE INVESTMENTS  
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.: R0467224+10**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

**Total Value:            \$4,200,000**

**(Reference Attached Stipulation)**

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 4th day of October 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

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

*CM*  
\_\_\_\_\_  
Cara McKeller



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**RIVER CANYON REAL ESTATE  
INVESTMENTS LLC,**

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](mailto:attorney@douglas.co.us)

Docket Number: 53278

Schedule Nos.:  
R0467224+10

**STIPULATION (As to Tax Year 2009 Actual Values)**


Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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:

I. 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 Commercial property.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2009.
4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2009 actual values of the subject properties, as also shown on Attachment A.
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2009.
7. Brief Narrative as to why the reductions were made:  
  
Further review of account data and appraisal reports exchanged by the parties indicated that a reduction in value was warranted.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 3, 2011 at 8:30 a.m. be vacated.

DATED this 13<sup>rd</sup> day of September, 2011.

  
\_\_\_\_\_  
PATRICK C. SULLIVAN  
Agent for Petitioner  
Sullivan Valuation Services Group, LLC  
P.O. Box 17004  
Golden, CO 80402  
303-273-0138

  
\_\_\_\_\_  
ROBERT D. CLARK, #8103  
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 53278

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0467224	Land	\$102,180	\$102,180	\$102,180
	Improvements	\$4,087,800	\$4,087,800	\$3,237,830
	Total	\$4,189,980	\$4,189,980	\$3,340,010
R0467225	Land	\$50,640	\$50,640	\$50,640
RR0467226	Land	\$41,880	\$41,880	\$41,880
R0467228	Land	\$28,620	\$28,620	\$28,620
R0467243	Land	\$182,760	\$182,760	\$182,760
R0467244	Land	\$10,122	\$10,122	\$10,122
R0467245	Land	\$77,520	\$77,520	\$77,520
R0467247	Land	\$126,120	\$126,120	\$126,120
R0467258	Land	\$287,700	\$287,700	\$287,700
	Improvements	\$50,665	\$50,665	\$41,165
	Total	\$338,365	\$338,365	\$328,865
R0467265	Land	\$2,063	\$2,063	\$2,063
R0467290	Land	\$11,400	\$11,400	\$11,400