

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55100
Petitioner: CROSSROADS AT MERIDIAN II LLC ET AL, 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.: R0426500+1

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: \$10,900,000
(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 12th day of January 2011.

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

CM

Cara McKeller



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

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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Petitioner:

CROSSROADS AT MERIDIAN II LLC, ET AL.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Docket Number: **55100**

Schedule Nos.:
R0426500+1

Attorneys for Respondent:

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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:

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 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.

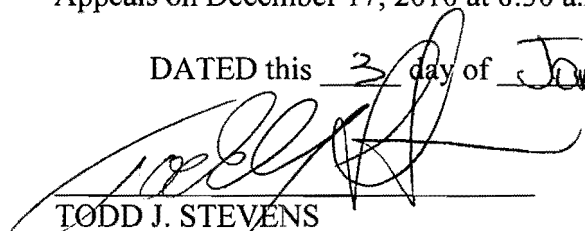
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2009.

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

Further review of actual rent roll data, income statements and leases relevant to the base study period indicated that a change in value was warranted. Additionally, it was determined that the office building and parking area should be considered as one economic unit.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 17, 2010 at 8:30 a.m. be vacated.

DATED this 3 day of January 2011
2010.



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Docket Number 55100

DOCKET NO. 55100

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0426500	Land	\$1,679,674	\$1,679,674	\$1,679,674
	Improvements	\$223,704	\$223,704	\$223,704
	Total	\$1,903,378	\$1,903,378	\$1,903,378
R0426518	Land	\$1,352,102	\$1,352,102	\$1,352,102
	Improvements	\$12,145,054	\$12,145,054	\$7,644,520
	Total	\$13,497,156	\$13,497,156	\$8,996,622