

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55518
Petitioner: WORLD SOLUTIONS LLC, v. Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS.	
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.: R0463524

Category: Abatement Property Type: Industrial

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: \$4,189,000

(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 22nd day of August 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

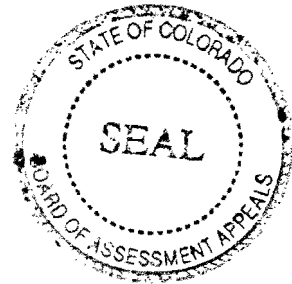
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

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Petitioner:

WORLD SOLUTIONS LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Docket Number: **55518**

Schedule No.: **R0463524**

Attorney 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
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STIPULATION (As to Abatement/Refund for Tax Year 2007)

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 4 Citadel Station 6, 8th Amd. 5.42 AM/L.

2. The subject property is classified as Commercial Industrial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007:

Land	\$1,274,914
Improvements 1/1/07 at 25% Complete	\$1,651,246
Improvements 7/1/07 at 100% Complete	\$3,014,890
Total	\$5,941,050

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

Land	\$1,274,914
Improvements 1/1/07 at 25% Complete	\$1,651,246
Improvements 7/1/07 at 100% Complete	\$1,926,933
Total	\$4,853,093

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

Land	\$1,274,914
Improvements 1/1/07 at 25% Complete	\$1,165,606
Improvements 7/1/07 at 100% Complete	\$1,748,480
Total	\$4,189,000

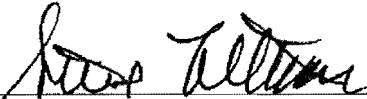
6. The valuations, as established above, shall be binding only with respect to tax year 2007.

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

Assessment Date and New Growth values were reviewed, along with additional evidence presented relating to actual construction costs, and it was determined that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 9, 2011 at 8:30 a.m. be vacated.

DATED this _____ day of _____, 2011.



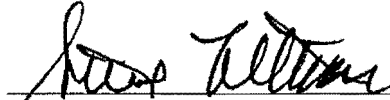
STEVE LETMAN
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Consultus Asset Valuation
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Docket Number 55518



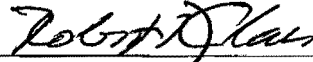
ROBERT D. CLARK, #8103
MICHELLE B. WHISLER, #30037
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BOARD OF COMMISSIONERS
100 Third Street
Castle Rock, CO 80104
303-660-7414

DATED this 10th day of August, 2011.



STEVE LETMAN
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Consultus Asset Valuation
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ROBERT D. CLARK, #8103
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