

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 55522</p>
<p>Petitioner: LTF REAL ESTATE COMPANY,</p> <p>v.</p> <p>Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p align="center">ORDER ON STIPULATION</p>	

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.: R0473248

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$16,410,051
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 7th day of April 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

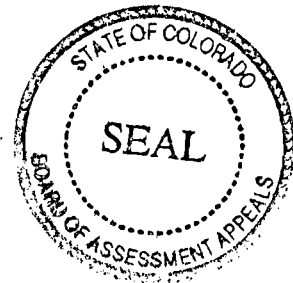
Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

LTF REAL ESTATE COMPANY, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

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
FAX Number: 303-688-6596
E-mail: attorney@douglas.co.us

Docket Number: 55522

Schedule No.: R0473248

STIPULATION (As to Tax Year 2010 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 1, Block 1 Crown Point 1, 11th Amd. 13.718 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 2010:

Land	\$ 4,182,893
Improvements	\$17,426,932
Total	\$21,609,825

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

Land	\$ 4,182,893
Improvements	\$17,426,932
Total	\$21,609,825

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$ 4,182,893
Improvements	\$12,227,158
Total	\$16,410,051

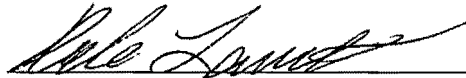
6. The valuations, as established above, shall be binding only with respect to tax year 2010.

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

Further review and correction of various attributes impacting the subject property warranted a reduction in value.


8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 21st day of MARCH, 2011.



DALE LAMBRECHT
Director, Property Tax
LTF Real Estate Company
2902 Corporate Place
Chanhassen, MN 55317
952-797-6825

Docket Number 55522



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