

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55584
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.: R0479052+11

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: \$4,200,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

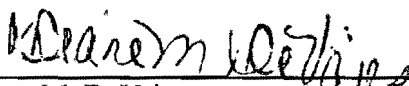
ORDER:

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 4th day of October 2011.

BOARD OF ASSESSMENT APPEALS




Diane M. DeVries

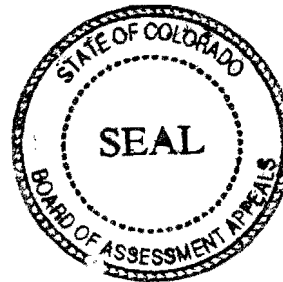
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Cara McKeller



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

**RIVER CANYON REAL ESTATE
INVESTMENTS LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: 55584

Schedule Nos.:
R0479052+11

STIPULATION (As to Tax Year 2010 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 2010.
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 2010 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 2010.

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

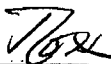
Further review of account data and appraisal reports exchanged by the parties indicated that a reduction in value was warranted.

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 23rd day of September, 2011.



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BOARD OF EQUALIZATION
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303-660-7414

Docket Number 55584

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0479052	Land	\$100,200	\$100,200	\$100,200
	Improvements	\$4,087,800	\$4,087,800	\$3,240,475
	Total	\$4,188,000	\$4,188,000	\$3,340,675
R0479053	Land	\$50,520	\$50,520	\$50,520
R0479054	Land	\$44,040	\$44,040	\$44,040
R0467228	Land	\$28,620	\$28,620	\$28,620
R0479056	Land	\$182,760	\$182,760	\$182,760
R0479059	Land	\$8,532	\$8,532	\$8,532
R0467245	Land	\$77,520	\$77,520	\$77,520
R0479061	Land	\$123,420	\$123,420	\$123,420
R0467258	Land	\$287,700	\$287,700	\$287,700
	Improvements	\$50,665	\$50,665	\$41,165
	Total	\$338,365	\$338,365	\$328,865
R0479062	Land	\$2,040	\$2,040	\$2,040
R0479065	Land	\$11,400	\$11,400	\$11,400
R0479058	Land	\$1,608	\$1,608	\$1,608