

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55962</b>
Petitioner: <b>FLORIDA SHERWOOD FOREST LLC,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0332782+2**  
  
**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:            \$18,500,000**  
 (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 11th day of August 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

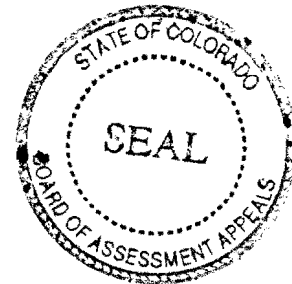
\_\_\_\_\_  
Diane M. DeVries

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

Petitioner:

**FLORIDA SHERWOOD FOREST LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: **55962**

Schedule Nos.:  
**R0332782+2**

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STATE OF COLORADO  
DO OF ASSESSMENT APPEALS

**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:

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 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.

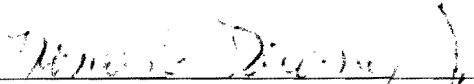
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2010.


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

Further review of account data, market sales of movie theaters nationwide, the income approach based on income-specific to the subject property, and the cost approach, it was determined that an adjustment to value was warranted.

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

DATED this 27<sup>th</sup> day of July, 2011.

  
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303-660-7414

Docket Number 55962

<b>PARCEL #</b>		<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0332782	Land	\$1,009,775	\$1,009,775	\$1,009,775
	Improvements	\$235,869	\$235,869	\$235,869
	Total	\$1,245,644	\$1,245,644	\$1,245,644
R0378739	Land	\$1,801,315	\$1,801,315	\$1,801,315
	Improvements	\$448,713	\$448,713	\$448,713
	Total	\$2,250,028	\$2,250,028	\$2,250,028
R0402300	Land	\$2,506,290	\$2,506,290	\$2,506,290
	Improvements	\$16,665,266	\$16,665,266	\$12,498,038
	Total	\$19,171,556	\$19,171,556	\$15,004,328