

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56106</b>
Petitioner: <b>M. RICHO 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.: R0437020+35**  
  
**Category: Valuation      Property Type: Vacant Land**
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:            \$3,148,452**  
 (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 21st day of December 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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

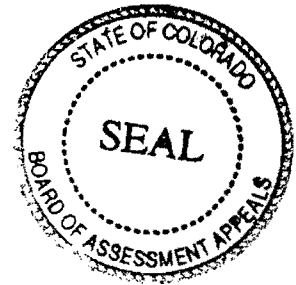
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

BOARD OF ASSESSMENT APPEALS  
2011 DEC 16 PM 1:39

Petitioner:

**M. RICHCO LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Docket Number: **56106**

Schedule Nos.:  
**R0467020+35**

Attorneys for Respondent:

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**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 Vacant Land 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:

Correction of an error in the analysis for the absorption rate to be applied in the Present Worth Discounting application resulted in a reduction in value.

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

DATED this 15<sup>th</sup> day of December, 2011.



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BOARD OF EQUALIZATION  
100 Third Street  
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303-660-7414

Docket Number 56106

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0467020	\$96,227	\$96,227	\$87,457
R0467021	\$96,227	\$96,227	\$87,457
R0467022	\$96,227	\$96,227	\$87,457
R0467023	\$96,227	\$96,227	\$87,457
R0467024	\$96,227	\$96,227	\$87,457
R0467036	\$96,227	\$96,227	\$87,457
R0467038	\$96,227	\$96,227	\$87,457
R0467039	\$96,227	\$96,227	\$87,457
R0467040	\$96,227	\$96,227	\$87,457
R0467041	\$96,227	\$96,227	\$87,457
R0467043	\$96,227	\$96,227	\$87,457
R0467044	\$96,227	\$96,227	\$87,457
R0467046	\$96,227	\$96,227	\$87,457
R0467047	\$96,227	\$96,227	\$87,457
R0467048	\$96,227	\$96,227	\$87,457
R0467049	\$96,227	\$96,227	\$87,457
R0467050	\$96,227	\$96,227	\$87,457
R0467052	\$96,227	\$96,227	\$87,457
R0467053	\$96,227	\$96,227	\$87,457
R0467054	\$96,227	\$96,227	\$87,457
R0467055	\$96,227	\$96,227	\$87,457
R0467056	\$96,227	\$96,227	\$87,457
R0467057	\$96,227	\$96,227	\$87,457
R0467058	\$96,227	\$96,227	\$87,457
R0467059	\$96,227	\$96,227	\$87,457
R0467060	\$96,227	\$96,227	\$87,457
R0467062	\$96,227	\$96,227	\$87,457
R0467063	\$96,227	\$96,227	\$87,457
R0467064	\$96,227	\$96,227	\$87,457
R0467065	\$96,227	\$96,227	\$87,457
R0467066	\$96,227	\$96,227	\$87,457
R0467067	\$96,227	\$96,227	\$87,457
R0467068	\$96,227	\$96,227	\$87,457
R0467071	\$96,227	\$96,227	\$87,457
R0467072	\$96,227	\$96,227	\$87,457
R0467073	\$96,227	\$96,227	\$87,457