BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56183	
Petitioner:		
WATERWAY COLORADO, INC.,		
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.: R0459814

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: \$2,250,000

(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 25th day of January 2011.

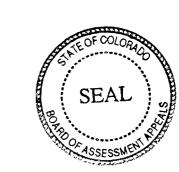
BOARD OF ASSESSMENT APPEALS

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Karen E. Hart

utra 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.

Cara McKeller

STATE OF COLORADO BD OF ASSESSMENT APPEALS

20	11 JAN 21 PH 12:00
BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: WATERWAY COLORADO, INC.,	
v.	
Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 56183 Schedule No.: R0459814
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: <u>attorney@douglas.co.us</u>	
STIPULATION (As to Tax Year 2010 Ac	tual Value)

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 evaluation 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 3A-1A Meridian International Business Center 5, 10th Amd. 1.431 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	\$ 822,814
Improvements	\$1,550,687
Total	\$2,373,501

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

Land	\$ 822,814
Improvements	\$1,550,687
Total	\$2,373,501

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	\$ 822,814
Improvements	\$1,427,186
Total	\$2,250,000

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 of income, market and cost approaches, with the cost approach given the most weight and consideration, warranted a reduction in value of the subject property.

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

DATED this 17ml day of JANUARY _____, 2011.

MIKE WALTER Agent for Petitioner 1st Net Real Estate Services, Inc. 3333 South Wadsworth Blvd., Suite 200 Lakewood, CO 80227 720-962-5750

Docket Number 56183

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