

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56793</b>
Petitioner: <b>BAINBRIDGE INC.,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</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.: R0454066+10**

**Category: Abatement      Property Type: Vacant Land**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  

**Total Value:            \$1,279,636**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

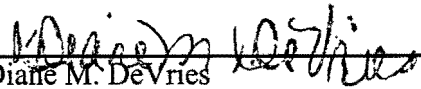
**ORDER:**

Respondent is ordered to reduce the 2009 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 9th day of January 2012.

**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

STATE OF COLORADO  
ASSESSMENT APPEALS

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Petitioner:

**BAINBRIDGE INC.**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Docket Number: **56793**

Schedule No.:  
**R0454066+10**

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](mailto:attorney@douglas.co.us)

**STIPULATION (As to Abatement/Refund for Tax Year 2009)**

Petitioner and Respondent, hereby enter into this Stipulation regarding the tax year 2009 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 2009.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2009 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 2009.

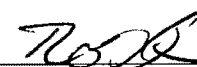
7. Brief Narrative as to why the reductions were made:

Further review of the account data revealed an error in the analysis for the absorption rate to be applied in the Present Worth discounting application. The revised absorption application resulted in an adjustment to the values of a number of the accounts in this appeal.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 23, 2011 at 8:30 a.m.

DATED this 28 day of DECEMBER, 2011.

  
\_\_\_\_\_  
JASON LETMAN  
Agent for Petitioner  
Consultus Asset Valuation  
68 Inverness Lane East, Suite 205  
Englewood, CO 80112  
303-770-2420

  
\_\_\_\_\_  
ROBERT D. CLARK, #8103  
MICHELLE B. WHISLER, #30037  
Senior Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF COMMISSIONERS  
100 Third Street  
Castle Rock, CO 80104  
(303) 660-7414

Docket Number 56793

<b>PARCEL #</b>	<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0454066	\$121,038	\$121,038	\$105,250
R0454068	\$105,250	\$105,250	\$105,250
R0454070	\$105,250	\$105,250	\$95,571
R0454078	\$131,563	\$131,563	\$131,563
R0454079	\$131,563	\$131,563	\$131,563
R0454080	\$131,563	\$131,563	\$131,563
R0454082	\$131,563	\$131,563	\$131,563
R0454083	\$131,563	\$131,563	\$131,563
R0454108	\$105,250	\$105,250	\$105,250
R0454110	\$105,250	\$105,250	\$105,250
R0454111	\$129,617	\$121,038	\$105,250