

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57181</b>
Petitioner: <b>SEQUOIA GOLF BLACK BEAR 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.: R0393298+12**  
  
**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:            \$2,800,000**  
 (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 14th day of June 2012.

**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.

*Cara McKeller*

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

*Debra A Baumbach*

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



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Petitioner:  <b>SEQUOIA GOLF BLACK BEAR LLC,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	<hr/> Docket Number: <b>57181</b>  Schedule Nos.: <b>R0393298+12</b>
Attorneys for Respondent:  Robert D. Clark, Reg. No. 8103 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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a>	
<b>STIPULATION (As to Tax Year 2010 Actual Values)</b>	

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 comparables and consideration of economic obsolescence issues indicated that an adjustment to value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 2012 at 8:30 a.m. be vacated.

DATED this 4 day of June, 2012.



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303-660-7414

Docket Number 57181

DOCKET NO. 57181

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0431502	Land	\$294,610	\$294,610	\$294,610
	Improvements	\$2,049,486	\$2,049,486	\$1,552,500
	Total	\$2,344,096	\$2,344,096	\$1,847,110
R0393298	Land	\$54,552	\$54,552	\$54,552
R0423643	Land	\$121,194	\$121,194	\$121,194
R0429149	Land	\$29,046	\$29,046	\$29,046
R0429150	Land	\$237,318	\$237,318	\$237,318
R0432365	Land	\$4,422	\$4,422	\$4,422
R0436908	Land	\$38,058	\$38,058	\$38,058
R0436914	Land	\$219,642	\$219,642	\$219,642
R0436947	Land	\$3,048	\$3,048	\$3,048
R0437823	Land	\$1,818	\$1,818	\$1,818
R0437825	Land	\$1,476	\$1,476	\$1,476
R0459278	Land	\$1,128	\$1,128	\$1,128
R0459296	Land	\$241,188	\$241,188	\$241,188