

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57242</b>
Petitioner: <b>WESTMINSTER PARKWAY CENTER 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.: R0410731+1**  
  
**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:            \$8,000,000**  
 (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

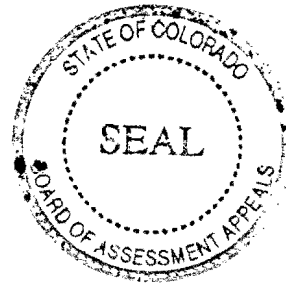
*Debra A. Baumbach*

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

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

*CM*

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



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**WESTMINSTER PARKWAY CENTER LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Docket Number: **57242**

Schedule Nos.:  
**R0410731+1**

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 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.

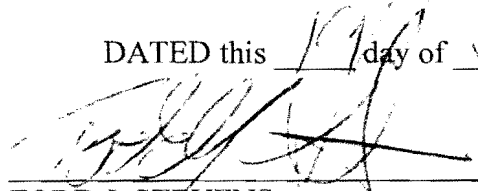
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2010.


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

Further review of actual rents, vacancy and expense information from the subject property indicated that a change in value was warranted.

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

DATED this 19<sup>th</sup> day of July, 2011.

  
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Stevens & Associates Cost Reduction Specialists  
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BOARD OF EQUALIZATION  
100 Third Street  
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Docket Number 57242

DOCKET NO. 57242

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0410731	Land	\$457,380	\$457,380	\$457,380
	Improvements	\$2,671,287	\$2,671,287	\$2,195,396
	Total	\$3,128,667	\$3,128,667	\$2,652,776
R0410733	Land	\$1,088,930	\$1,088,930	\$1,088,930
	Improvements	\$5,234,581	\$5,234,581	\$4,258,294
	Total	\$6,323,511	\$6,323,511	\$5,347,224