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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203    | <b>Docket Number: 57415</b> |
| Petitioner:<br><b>PARKER BULLSEYE LLC,</b><br><br>v.<br>Respondent:<br><b>DOUGLAS COUNTY BOARD OF<br/>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.: R0378296**

**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:            \$6,500,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

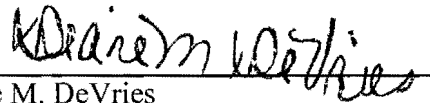
**ORDER:**

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 22nd day of August 2011.

**BOARD OF ASSESSMENT APPEALS**

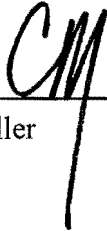


Diane M. DeVries



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



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**PARKER BULLSEYE LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Docket Number: **57415**

Schedule No.: **R0378296**

**STIPULATION (As to Tax Year 2010 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 valuation 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 2 Maclachlan Sub. 1. 8.00 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         | \$2,787,840 |
| Improvements | \$4,119,927 |
| Total        | \$6,907,767 |

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

|              |             |
|--------------|-------------|
| Land         | \$2,787,840 |
| Improvements | \$4,119,927 |
| Total        | \$6,907,767 |

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         | \$2,787,840 |
| Improvements | \$3,712,160 |
| Total        | \$6,500,000 |


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 actual market and income information from the subject property and market and income information from comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 21, 2011 at 8:30 a.m. be vacated.

DATED this 30<sup>th</sup> day of July, 2011.

  
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Agent for Petitioner  
Sullivan Valuation Services Group, LLC  
P.O. Box 17004  
Golden, CO 80402  
303-273-0138

Docket Number 57415

  
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