

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57680
Petitioner: PARK 80 LLC, v. Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS.	
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.: R0372443+5

Category: Abatement Property Type: Vacant Land
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:

Total Value: \$3,451,480
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 09-10 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 16th day of May 2012.

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.

CMK

Cara McKeller



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

2012 MAR 15 PM 12:50

Petitioner:

PARK 80 LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Docket Number: **57680**

Schedule No.:
R0372443+5

Attorney for Respondent:

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STIPULATION (As to Abatement/Refund for Tax Years 2009 and 2010)

Petitioner and Respondent, hereby enter into this Stipulation regarding the tax years 2009 and 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 Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax years 2009 and 2010.

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 years 2009 and 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 years 2009 and 2010.

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

Upon further review of account data, an error was discovered in the analysis regarding the influence of a flood plain and the resulting land uses. Re-examining the analysis indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 16, 2012 at 8:30 a.m. be vacated.

DATED this 10th day of May, 2012.


DAN GEORGE
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BOARD OF COMMISSIONERS
100 Third Street
Castle Rock, CO 80104
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Docket Number 57680

DOCKET NO. 57680

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0372443	\$90,522	\$90,522	\$90,522
R0463895	\$1,348,038	\$1,348,038	\$393,684
R0463894	\$399,941	\$399,941	\$137,458
R0463893	\$232,274	\$232,274	\$232,274
R0463892	\$2,286,010	\$2,286,010	\$2,286,010
R0463887	\$311,532	\$311,532	\$311,532