

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59034</b>
Petitioner: <b>GKKK LLC ET AL,</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.: R0460111**

**Category: Abatement      Property Type: Commercial Real**

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

**Total Value:            \$3,200,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 23rd day of April 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

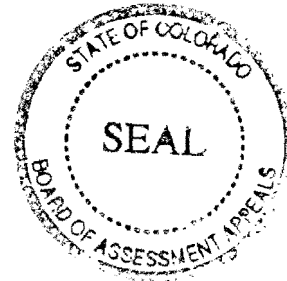
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A Baumbach*

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

*Cara McKeller*

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



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

ZED: 10/11/11: 21

Petitioner:

**GKKK LLC & CONSTANCE MARIE LLC &  
COOK ISLAND LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Docket Number: **59034**

Schedule No.: **R0460111**

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

**STIPULATION (As to Abatement/Refund for Tax Year 2008)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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 A 1 Province Center 1A, 2<sup>nd</sup> Amd. 3.16 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 2008:

Land	\$1,073,667
Improvements	\$2,529,933
Total	\$3,603,600

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

Land	\$1,073,667
Improvements	\$2,529,933
Total	\$3,603,600

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax year 2010 actual value for the subject property:

Land	\$1,073,667
Improvements	\$2,126,333
Total	\$3,200,000

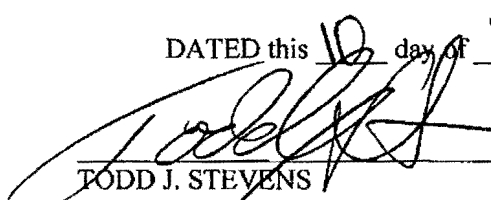
6. The valuations, as established above, shall be binding only with respect to tax year 2008.


7. Brief narrative as to why the reduction was made:

Further review of market and income approaches indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 26, 2012 at 8:30 a.m. be vacated.

DATED this 10 day of April, 2012.

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates  
9800 Mt. Pyramid Court, Suite 220  
Englewood, CO 80112  
303-347-1878

  
ROBERT D. CLARK, #8103  
Senior Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF COMMISSIONERS  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 59034