



**ORDER:**

Respondent is ordered to reduce the 2011 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 17th day of September 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

*CM*  
\_\_\_\_\_  
Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>AMERICAN FURNITURE WAREHOUSE CO.,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	Docket Number: <b>60136</b>  Schedule No.: <b>R0428755</b>
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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a>	<p style="text-align: center;"><b>STIPULATION (As to Tax Year 2011 Actual Value)</b></p>

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 BD OF ASSESSMENT APPEALS

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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 1 Compark 3. 42.82 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 2011:

Land	\$ 4,476,574
Improvements	\$17,948,788
Total	\$22,425,362

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

Land	\$ 4,476,574
Improvements	\$17,948,788
Total	\$22,425,362

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Land	\$ 3,357,431
Improvements	\$17,948,788
Total	\$21,306,219

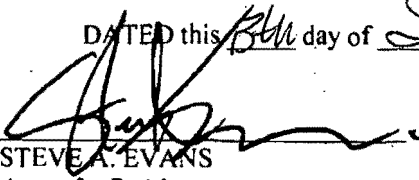
6. The valuations, as established above, shall be binding only with respect to tax year 2011.


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

An adjustment to the land value was warranted due to the fact that the lot is oversized for the subject's neighborhood.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 25, 2012 at 8:30 a.m. be vacated.

DATED this 24th day of September, 2012.

  
STEVE A. EVANS  
Agent for Petitioner  
The E Company  
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720-351-3515

  
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for Respondent DOUGLAS COUNTY  
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Docket Number 60136