

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 60242**

Petitioner:

**CATLIN MEADOWS I LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

**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.: R475711+5**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

**Total Value:            \$758,660**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**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 1st day of October 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

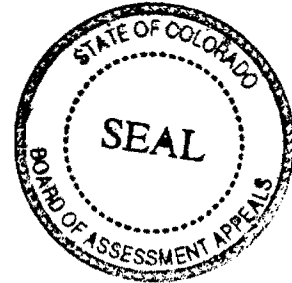
\_\_\_\_\_  
Diane M. DeVries

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



2012 SEP 27 AM 8:24

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1313 Sherman Street, Room 315  
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**CATLIN MEADOWS I, LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: 60242

Schedule Nos.:  
R0475711 +5

**STIPULATION (As to Tax Year 2011 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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 2011.

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 2011 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 2011.

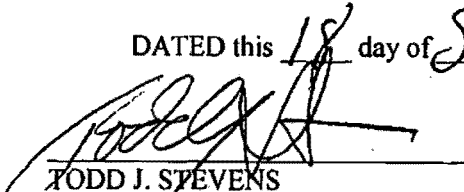
7. Brief Narrative as to why the reductions were made:


Further review of account data, limited market and income/expense data warranted a reduction in value.

8. Because 2012 is an intervening year, the parties have further agreed that the 2012 value shall also be adjusted in order to make it consistent with the 2011 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 20, 2012 at 8:30 a.m. be vacated.

DATED this 18 day of September, 2012.

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates, Inc.  
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Englewood, CO 80112  
303-347-1878

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

Docket Number 60242

DOCKET NO. 60242

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0475711	Land	\$13,490	\$13,490	\$13,490
	Improvements	\$135,430	\$135,430	\$109,150
	Total	\$148,920	\$148,920	\$122,640
R0475714	Land	\$12,059	\$12,059	\$12,059
	Improvements	\$121,221	\$121,221	\$97,701
	Total	\$133,280	\$133,280	\$109,760
R0475716	Land	\$13,957	\$13,957	\$13,957
	Improvements	\$141,083	\$141,083	\$113,723
	Total	\$155,040	\$155,040	\$127,680
R0475718	Land	\$14,642	\$14,642	\$14,642
	Improvements	\$147,028	\$147,028	\$118,498
	Total	\$161,670	\$161,670	\$133,140
R0475721	Land	\$15,390	\$15,390	\$15,390
	Improvements	\$154,270	\$154,270	\$124,330
	Total	\$169,660	\$169,660	\$139,720
R0475723	Land	\$13,833	\$13,833	\$13,833
	Improvements	\$138,827	\$138,827	\$111,887
	Total	\$152,660	\$152,660	\$125,720