

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 60503

Petitioner:

SEQUOIA GOLF BLACK BEAR 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.: R0393298+11

Category: Valuation Property Type: Vacant Land

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: \$2,600,000

(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 20th day of May 2013.

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.

CM

Cara McKeller



2014 MAY -2 AM 11:45

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SEQUOIA GOLF BLACK BEAR LLC	
v.	
Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	Docket Number: 60503 Schedule Nos.: R0393298 +11
Attorneys 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	
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:

Review of income and expense data along with market data related to accrued depreciation indicated a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 8, 2013 at 8:30 a.m. be vacated.

DATED this 21st day of March, 2013



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BOARD OF EQUALIZATION
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Docket Number 60503

DOCKET NO. 60503

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0393298	Land	\$50,006	\$50,006	\$50,006
R0423643	Land	\$111,095	\$111,095	\$111,095
R0429149	Land	\$26,626	\$26,626	\$26,626
R0429150	Land	\$217,542	\$217,542	\$217,542
R0480728	Land	\$330,798	\$330,798	\$330,798
	Improvements	<u>\$2,113,469</u>	<u>\$2,113,469</u>	<u>\$1,397,383</u>
	Total	\$2,444,267	\$2,444,267	\$1,728,181
R0432365	Land	\$4,054	\$4,054	\$4,054
R0436908	Land	\$34,887	\$34,887	\$34,887
R0436914	Land	\$201,339	\$201,339	\$201,339
R0436947	Land	\$2,794	\$2,794	\$2,794
R0437825	Land	\$1,353	\$1,353	\$1,353
R0459278	Land	\$1,034	\$1,034	\$1,034
R0459296	Land	\$221,089	\$221,089	\$221,089
	Totals	\$3,316,086	\$3,316,086	\$2,600,000