

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61334
Petitioner: CARO LAND CO 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.: R0463178+3

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$11,424,741

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 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

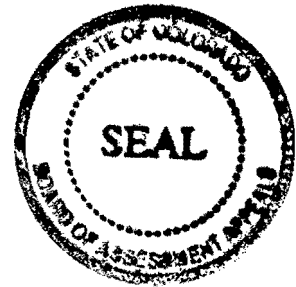
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

CARO LAND CO LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION**

Attorneys for Respondent:

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Docket Number: **61334**

Schedule Nos.:

R0463178 +3

STIPULATION (As to Tax Year 2012 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2012 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 2012.

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 2012 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 2012.

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

Further review of account data, limited market and income/expense data indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 5, 2013 at 8:30 a.m. be vacated.

DATED this 9th day of May, 2013.

DocuSigned by:
Patrick Sullivan 5/9/2013
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PATRICK C. SULLIVAN
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PO Box 664
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Robert D. Clark
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Senior Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 61334

DOCKET NO. 61334

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0463178	Land	\$2,801,087	\$2,801,087	\$2,801,087
	Improvements	<u>\$11,078,079</u>	<u>\$11,078,079</u>	<u>\$8,315,913</u>
	Total	\$13,879,166	\$13,879,166	\$11,117,000
R0355386	Land	\$245,025	\$245,025	\$7,500
R0415701	Land	\$285,601	\$285,601	\$285,601
R0355394	Land	\$119,719	\$119,719	\$14,640
	Totals	\$14,529,511	\$14,529,511	\$11,424,741

DS
PS