

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61338
Petitioner: LEISERV, INC., 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.: R0404540

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: \$4,700,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

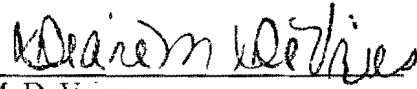
ORDER:

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 12th day of July 2013.

BOARD OF ASSESSMENT APPEALS

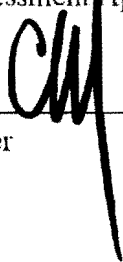


Diane M. DeVries

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



Debra A. Baumbach



Cara McKeller

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

STATE OF COLORADO
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Petitioner:

LEISERV, INC.

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION**

Docket Number: 61338

Schedule No.: R0404540

Attorney for Respondent:

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STIPULATION (As to Tax Year 2012 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2012 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 117B Chatfield Farms Filing 1-A, 2nd Amd. 1.39 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 2012:

Land	\$2,265,120
Improvements	<u>\$3,811,697</u>
Total	\$6,076,817

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

Land	\$2,265,120
Improvements	<u>\$3,811,697</u>
Total	\$6,076,817

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2012 actual value for the subject property:

Land	\$2,265,120
Improvements	<u>\$2,434,880</u>
Total	\$4,700,000

6. The valuations, as established above, shall be binding only with respect to tax year 2012.

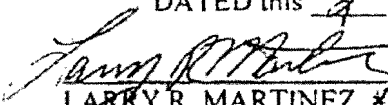
7. Brief narrative as to why the reduction was made:


Further review of account data, and all three approaches to value adjusting for obsolescence indicated that a change in value was warranted.

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

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 2, 2013 at 8:30 be vacated.

DATED this 2nd day of July, 2013.


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