

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61518</b>
Petitioner: <b>HIGHLANDS BROADWAY OPCO LLC,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0405556+1**

**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:            \$8,226,281**

(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 5th day of March 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.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller



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

Petitioner:

**HIGHLANDS BROADWAY OPCO LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

Docket Number: **61518**

Schedule Nos.:  
**R0405556 +1**

Attorneys for Respondent:

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**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.

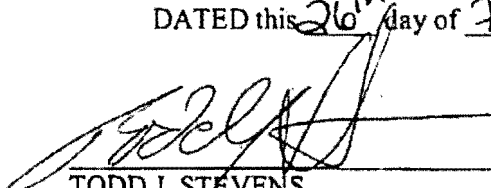
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2012.


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

Equalizing value based on Income approach from the 2011 Board of Assessment Appeals decision under Docket 60335, warrants a reduction to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 22, 2013 at 8:30 a.m. be vacated.

DATED this 26<sup>th</sup> day of February, 2013

  
TODD J. STEVENS  
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100 Third Street  
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303-660-7414

Docket Number 61518

DOCKET NO. 61518

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0405556	Land	\$1,121,234	\$1,121,234	\$1,121,234
	Improvements	<u>\$2,424,666</u>	<u>\$2,424,666</u>	<u>\$2,377,351</u>
	Total	\$3,545,900	\$3,545,900	\$3,498,585
R0405561	Land	\$1,360,640	\$1,360,640	\$1,360,640
	Improvements	<u>\$3,414,371</u>	<u>\$3,414,371</u>	<u>\$3,367,056</u>
	Total	\$4,775,011	\$4,775,011	\$4,727,696
	Totals	\$8,320,911	\$8,320,911	\$8,226,281