

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61741</b>
Petitioner: <b>LAWAWO ENTERPRISES 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.: R0402427**

**Category: Valuation      Property Type: Industrial**
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:            \$1,400,000**

(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*

\_\_\_\_\_  
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



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

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Petitioner:

**LAWAWO ENTERPRISES LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

Attorney for Respondent:

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Docket Number: 61741

Schedule No.: R0402427

**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 1, Blk 1 Sellers Creek Subdivision #1. 1.770 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	\$ 231,304
Improvements	<u>\$1,578,485</u>
Total	\$1,809,789

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

Land	\$ 231,304
Improvements	<u>\$1,578,485</u>
Total	\$1,809,789

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	\$ 231,304
Improvements	<u>\$1,168,696</u>
Total	\$1,400,000

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

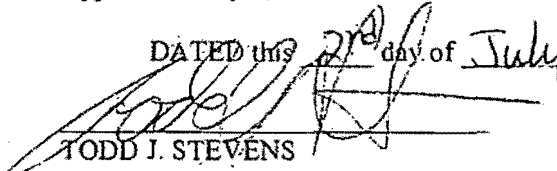
7. Brief narrative as to why the reduction was made:


Further review of account data, application of all three approaches to value with greater weight applied to the Income approach 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 5, 2013 at 8:30 be vacated.

DATED this 27<sup>th</sup> day of July, 2013.

  
TODD J. STEVENS  
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