

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62041
Petitioner: LSI RETAIL II LLC, v. Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS.	
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.: R0460306+3

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$6,767,735

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

ORDER:

Respondent is ordered to reduce the 2010 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 13th day of December 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



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2013 DEC 12 PM 2:58
Petitioner: LSI RETAIL II LLC	
v.	
Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS	Docket Number: 62041 Schedule No.: R0460306 +3
Attorney for Respondent: Meredith P. Van Horn, #42487 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 Abatement/Refund for Tax Year 2010)	

Petitioner and Respondent, hereby enter into this Stipulation regarding the tax year 2010 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 2010.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2010 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 2010.

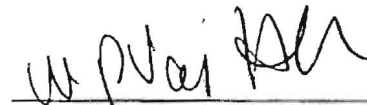
7. Brief Narrative as to why the reductions were made:

Review of property characteristics recognizing the impact of road easements warranted the change to value to the vacant land account and income approach to the retail accounts warranted the change to value for the retail/offices.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 31, 2013 at 8:30 a.m. be vacated.

DATED this 4th day of December, 2013.


MIKE SHAFER
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Property Tax Refund Consultants, LLC
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303-550-8815


MEREDITH P. VAN HORN, #42487
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BOARD OF COMMISSIONERS
100 Third Street
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Docket Number 62041

DOCKET NO. 62041

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOCC VALUES	STIPULATED VALUES
R0460306	Land	\$318,859	\$318,859	\$318,859
	Improvements	<u>\$2,508,863</u>	<u>\$2,508,863</u>	<u>\$2,381,141</u>
	Total	\$2,827,722	\$2,827,722	\$2,700,000
R0460307	Land	\$242,194	\$242,194	\$242,194
	Improvements	<u>\$44,753</u>	<u>\$44,753</u>	<u>\$44,753</u>
	Total	\$286,947	\$286,947	\$286,947
R0460309	Land	\$594,160	\$594,160	\$594,160
	Improvements	<u>\$3,035,008</u>	<u>\$3,035,008</u>	<u>\$3,035,008</u>
	Total	\$3,629,168	\$3,629,168	\$3,629,168
R0460310	Land	\$233,482	\$233,482	\$151,620
	Totals	\$6,977,319	\$6,977,319	\$6,767,735