

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63017
Petitioner: HARMONEY HECKMASTER, 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.: R0451821

Category: Abatement 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: \$240,000

(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 15th day of January 2014.

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.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



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

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Petitioner:

HARMONEY HECKMASTER

v.

Respondent:

DOUGLAS COUNTY BOARD OF COMMISSIONERS

Docket Number: 63017

Schedule No.: R0451821

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 2012)

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, Sheldon Sub. 0.17 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	\$ 49,985
Improvements	<u>\$252,275</u>
Total	\$302,260

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

Land	\$ 49,985
Improvements	<u>\$252,275</u>
Total	\$302,260

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

Land	\$ 49,985
Improvements	<u>\$190,015</u>
Total	\$240,000


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

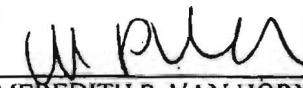
7. Brief narrative as to why the reduction was made:

Further review of account data, three approaches to value, with greater weight given the Income Approach, and consideration of a significant area of vacancy in the building indicated that a reduction in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 24, 2014 at 8:30 a.m. be vacated.

DATED this 8th day of January, 2014.


MIKE SHAFER
Agent for Petitioner
Property Tax Refund Consultants, LLC
9233 Park Meadows Drive #133
Lone Tree, CO 80124
303-550-8815


MEREDITH P. VAN HORN, #42487
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF COMMISSIONERS
100 Third Street
Castle Rock, CO 80104
303-660-7414

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