

| | |
|---|-----------------------------|
| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 63389 |
| Petitioner: 104TH MERIDIAN LLC v. Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS | |
| AMENDMENT TO ORDER (On Stipulation) | |

THE BOARD OF ASSESSMENT APPEALS hereby amends it's February 25, 2014 Order in the above-captioned appeal to reflect that the correct stipulated amount for the 2012 tax year should be \$1,391,600. In all other respects, the February 25, 2014 Order shall remain in full force and effect.

DATED/MAILED this 11th day of March, 2014.

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



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 63389

Petitioner: **104TH MERIDIAN 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. Petitioner is protesting the 2011 and 2012 actual value of the subject property.
2. Subject property is described as follows for year 2011 and 2012

County Schedule No.: R0475439+2

Category: Abatement

Property Type: Commercial Real

3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$ 994,000

(Reference attached stipulation)

4. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$ 2,385, 600

(Reference attached stipulation)

5. The Board concurs with the attached Stipulation.

ORDER:

Respondent is ordered to reduce the actual value of the subject property, as set forth in the attached Stipulation.

The Douglas County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 25th day of February, 2014

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

[Handwritten signature]

Cara McKeller



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2014 FEB 19 PM 12:03

Petitioner:

104th MERIDIAN LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Docket Number: **63389**

Schedule Nos.:
R0475439 +2

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 Years 2011 and 2012)

Petitioner and Respondent, hereby enter into this Stipulation regarding the tax years 2011 and 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 years 2011 and 2012.

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 years 2011 and 2012 actual values of the subject properties, as also shown on Attachment A.

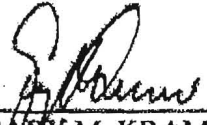
6. The valuations, as established on Attachment A, shall be binding only with respect to tax years 2011 and 2012.

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


Further review of account data, three approaches to value with greater weight given the sales comparison, and income approaches, warranted a reduction in value. The difference in value for the two years accounts for the properties in 2011 being Core & Shell with no tenant finish and 2012 recognizing complete tenant finish.

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

DATED this 19th day of February, 2014.



GARY M. KRAMER, #21167
Attorney for Petitioner
Berenbaum Weinshienk PC
370 17th Street, Suite 4800
Denver, CO 80202
303-825-0800



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

Docket Number 63389

| PARCEL # | | ASSESSOR VALUES | BOE VALUES | STIPULATED VALUES |
|----------------------|-----------------|--------------------|------------------|----------------------|
| Tax Year 2011 | | | | |
| R0475439 | Land | \$141,088 | \$141,088 | \$141,088 |
| | Improvements | <u>\$353,272</u> | <u>\$353,272</u> | <u>\$222,412</u> |
| | Total | \$494,360 | \$494,360 | \$383,500 |
| R0475446 | Land | \$163,175 | \$163,175 | \$163,175 |
| | Improvements | <u>\$409,215</u> | <u>\$409,215</u> | <u>\$257,700</u> |
| | Total | \$572,390 | \$572,390 | \$420,875 |
| R0475448 | Land | \$80,885 | \$80,885 | \$80,885 |
| | Improvements | <u>\$204,205</u> | <u>\$204,205</u> | <u>\$128,740</u> |
| | Total | \$285,090 | \$285,090 | \$209,625 |
| | Totals | \$1,351,840 | \$1,351,840 | \$994,000 |
| Tax Year 2012 | | | | |
| R0475439 | Land | \$141,088 | \$141,088 | \$141,088 |
| | Improvements | <u>\$513,212</u> | <u>\$513,212</u> | <u>\$367,812</u> |
| | Total | \$654,300 | \$654,300 | \$508,900 |
| R0475446 | Land | \$163,175 | \$163,175 | \$163,175 |
| | Improvements | <u>\$594,400</u> | <u>\$594,400</u> | <u>\$426,050</u> |
| | Total | \$757,575 | \$757,575 | \$689,225 |
| R0475448 | Land | \$80,885 | \$80,885 | \$80,885 |
| | Improvements | <u>\$296,440</u> | <u>\$296,440</u> | <u>\$212,580</u> |
| | Total | \$377,325 | \$377,325 | \$293,475 |
| | Totals | \$1,789,200 | \$1,789,200 | \$1,391,600 |
| | Combined Totals | \$3,141,040 | \$3,141,040 | \$2,385,600 |