

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63504
Petitioner: LONE TREE RESTAURANT INVESTMENTS 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.: 0404532

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: \$1,350,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

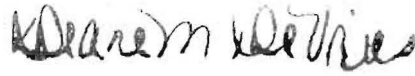
ORDER:

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 10th day of June 2014.

BOARD OF ASSESSMENT APPEALS



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



Debra A. Baumbach



STATE OF COLORADO
DEPT. OF ASSESSMENT APPEALS
2014 MAY 30 PM 3:49

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner: LONE TREE RESTAURANT INVESTMENTS LLC v. Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS	<hr/> Docket Number: 63504 Schedule No.: R0404532
<hr/> 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 5 Park Meadows #2. 1.500 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	\$ 849,420
Improvements	<u>\$ 577,740</u>
Total	\$1,427,160

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

Land	\$ 849,420
Improvements	<u>\$ 577,740</u>
Total	\$1,427,160

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	\$ 849,420
Improvements	<u>\$ 500,580</u>
Total	\$1,350,000

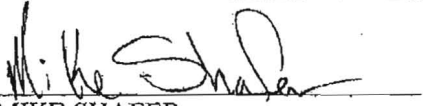
6. The valuations, as established above, shall be binding only with respect to tax year 2012.

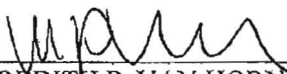
7. Brief narrative as to why the reduction was made:

Further review of account data, market sales, and limited income/expense data indicated that a reduction in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 10, 2014 at 8:30 a.m. be vacated.

DATED this 29th day of May, 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
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BOARD OF COMMISSIONERS
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Docket Number 63504