

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63683
Petitioner: CRAIG REALTY GROUP CASTLE ROCK, LLC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
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.: R0377496+6

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$60,000,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 31st day of July 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

STATE OF COLORADO
BD OF ASSESSMENT APPEAL

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Petitioner:

CRAIG REALTY GROUP CASTLE ROCK, LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Docket Number: **63683**

Schedule Nos.:

R0377496 +6

Attorneys for Respondent:

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Douglas County, Colorado

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STIPULATION (As to Tax Year 2013 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 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 2013.

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

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2013 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 2013.

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

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

8. Because 2014 is an intervening year, the parties have further agreed that the 2014 value shall also be adjusted in order to make it consistent with the 2013 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 28, 2014 at 8:30 a.m. be vacated.

DATED this 24th day of July, 2014.

M. Van Donselaa

MICHAEL VAN DONSELAAR

Agent for Petitioner

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303-749-9034

M. Van Horn

MEREDITH P. VAN HORN, #42487

Assistant County Attorney

for Respondent DOUGLAS COUNTY

BOARD OF EQUALIZATION

100 Third Street

Castle Rock, CO 80104

303-660-7414

Docket Number 63683

DOCKET NO. 63683

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0377496	Land	\$2,900,574	\$2,900,574	\$2,900,574
	Improvements	<u>\$8,919,030</u>	<u>\$8,919,030</u>	<u>\$8,018,319</u>
	Total	\$11,819,604	\$11,819,604	\$10,918,893
R0401220	Land	\$5,462,424	\$5,462,424	\$5,462,424
	Improvements	<u>\$18,683,816</u>	<u>\$18,683,816</u>	<u>\$16,796,987</u>
	Total	\$24,146,240	\$24,146,240	\$22,259,411
R0401222	Land	\$2,964,051	\$2,964,051	\$2,964,051
	Improvements	<u>\$23,516,781</u>	<u>\$23,516,781</u>	<u>\$21,141,886</u>
	Total	\$26,480,832	\$26,480,832	\$24,105,937
R0401223	Land	\$519,355	\$519,355	\$519,355
R0401224	Land	\$326,700	\$326,700	\$326,700
R0401225	Land	\$45,411	\$45,411	\$45,411
R0401226	Land	\$1,824,293	\$1,824,293	\$1,824,293
	Totals	\$65,162,435	\$65,162,435	\$60,000,000