

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63862
Petitioner: PARK RIDGE 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.: R0475422+1

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: \$1,200,000

(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 23rd day of May 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.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



2014 MAY 16 PM 12: 14

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

PARK RIDGE LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: **63862**

Schedule Nos.:
R0475422 +1

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.

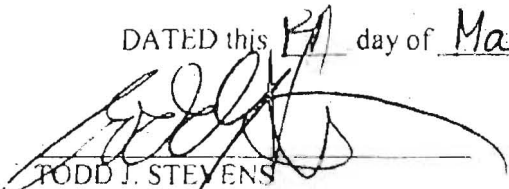
7. Brief Narrative as to why the reductions were made:

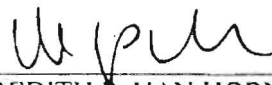
Further review of account data, market sales and income/expense data, indicated that a reduction in value was warranted.

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 May 22, 2014 at 8:30 a.m. be vacated.

DATED this 21 day of May, 2014.


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Docket Number 63862

DOCKET NO. 63862

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0475422	Land	\$218,618	\$218,618	\$218,618
	Improvements	<u>\$525,697</u>	<u>\$412,922</u>	<u>\$381,382</u>
	Total	\$744,315	\$631,540	\$600,000
R0475423	Land	\$221,466	\$221,466	\$221,466
	Improvements	<u>\$532,419</u>	<u>\$418,194</u>	<u>\$378,534</u>
	Total	\$753,885	\$639,660	\$600,000
	Totals	\$1,498,200	\$1,271,200	\$1,200,000