

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63905</b>
Petitioner: <b>LSI RETAIL II LLC,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0460306+3**  
  
**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:            \$6,472,743**  
 (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 17th day of September 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

*CML*

\_\_\_\_\_  
Cara McKeller



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<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>LSI RETAIL II LLC</b>	
v.	
Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION</b>	Docket Number: <b>63905</b>
Attorneys 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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a>	Schedule Nos.: <b>R0460306 +3</b>
<b>STIPULATION (As to Tax Year 2013 Actual Values)</b>	

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:

Consideration of all three approaches to value related to market values and income data indicated that a reduction in value was warranted.

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

DATED this 5<sup>th</sup> day of September, 2014.



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BOARD OF EQUALIZATION  
100 Third Street  
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303-660-7414

Docket Number 63905

DOCKET NO. 63905

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0460306	Land	\$318,859	\$318,859	\$318,859
	Improvements	<u>\$2,295,389</u>	<u>\$2,295,389</u>	<u>\$1,956,141</u>
	Total	\$2,614,248	\$2,614,248	\$2,275,000
R0460307	Land	\$242,194	\$242,194	\$242,194
	Improvements	<u>\$53,929</u>	<u>\$53,929</u>	<u>\$53,929</u>
	Total	\$296,123	\$296,123	\$296,123
R0460309	Land	\$594,160	\$594,160	\$594,160
	Improvements	<u>\$3,537,317</u>	<u>\$3,537,317</u>	<u>\$3,155,840</u>
	Total	\$4,131,477	\$4,131,477	\$3,750,000
R0460310	Land	\$233,482	\$233,482	\$151,620
	Totals	\$7,275,330	\$7,275,330	\$6,472,743