

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64569
Petitioner: GIRAFFE PROPERTIES 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.: R0401115

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$3,000,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 11-12 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 6th day of February 2015.

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.

CM

Cara McKeller



STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2015 FEB -4 AM 8:15

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: GIRAFFE PROPERTIES LLC	
v.	
Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS.	Docket Number: 64569 Schedule No.: R0401115
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 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 2D-1 Highlands Ranch 58A, 4th Amend. 4.062 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 years 2011 and 2012:

Land	\$2,547,884
Improvements	<u>\$ 705,927</u>
Total	\$3,253,811

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

Land	\$2,547,884
Improvements	<u>\$ 705,927</u>
Total	\$3,253,811

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2011 and 2012 actual value for the subject property:

Land	\$2,547,884
Improvements	<u>\$ 452,116</u>
Total	\$3,000,000

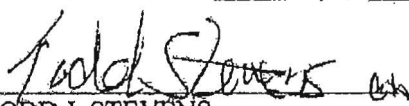
6. The valuations, as established above, shall be binding only with respect to tax years 2011 and 2012.

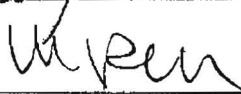
7. Brief narrative as to why the reduction was made:

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

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 24, 2015 at 8:30 a.m. be vacated.

DATED this 2ND day of February, 2015.


TODD J. STEVENS
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