# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

HIGHLANDS BROOMFIELD CAR WASHES LLC,

V.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION.

### ORDER ON STIPULATION

Docket Number: 64982

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.: R0423537

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2014 actual value of the subject property.
- 3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

**Total Value:** 

\$1,850,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

## **ORDER:**

I hereby certify that this is a true and correct copy of the decition of the Board of Assessment Appeals.

Cara McKeller

Respondent is ordered to reduce the 2014 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 7th day of April 2015.

**BOARD OF ASSESSMENT APPEALS** 

Wearen werlines

Diane M. DeVries

Silva a Baumbach

Debra A. Baumbach

2015 APR - 3 AM 11: 13 BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: HIGHLANDS BROOMFIELD CAR WASHES LLC ν. Respondent: Docket Number: 64982 DOUGLAS COUNTY BOARD OF Schedule No.: R0423537 EQUALIZATION. Attorney for Respondent: Meredith P. Van Horn, #42487 Assistant County Attorney Office of the County Attorney Douglas County, Colorado 100 Third Street

#### STIPULATION (As to Tax Year 2014 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2014 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:

Castle Rock, Colorado 80104 Phone Number: 303-660-7414

E-mail: attorney@douglas.co.us

303-688-6596

FAX Number:

- The property subject to this Stipulation is described as:
  - Lot 4 Highlands Ranch #142. 1.348 AM/L or 58725 Sq. Ft.
- 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 2014:

Land

\$1,362,278

Improvements

\$ 759,560

Total

\$2,121,838

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

Land

\$1,362,278

Improvements

\$ 759,560

Total

\$2,121,838

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2014 actual value for the subject property:

Land

\$1,362,278

Improvements

\$ 487,722

Total

\$1,850,000

- 6. The valuations, as established above, shall be binding only with respect to tax year 2014.
  - 7. Brief narrative as to why the reduction was made:

Further review of account data, three approaches to value, with greater weight given the Cost Approach indicated that a reduction in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 9, 2015, at 8:30 am be vacated.

DATED this

, 2015.

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TODD J. STEVENS

Agent for Petitioner

Stevens & Associates, Inc.

9635 Maroon Circle, Suite 450

Englewood, CO 80112

303-347-1878

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 64982