



**ORDER:**

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**

*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.

*Cara McKeller*

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



2015 APR 3 AM 11:13

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> <b>Petitioner:</b>  <b>HIGHLANDS BROOMFIELD CAR WASHES LLC</b>  v. <b>Respondent:</b>  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	<hr/> <b>Docket Number: 64982</b>  <b>Schedule No.: R0423537</b>
<hr/> <b>Attorney for Respondent:</b>  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>	
<b>STIPULATION (As to Tax Year 2014 Actual Value)</b>	

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:

1. 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	<u>\$ 759,560</u>
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	<u>\$ 759,560</u>
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	<u>\$ 487,722</u>
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 2<sup>nd</sup> day of April, 2015.



TODD J. STEVENS  
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Docket Number 64982