

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65155
Petitioner: LRS BAY ROAD INVESTMENT GROUP 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.: R0428674

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: \$9,500,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

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 30th day of January 2015.

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



2015 JAN 23 AM 9:52

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

LRS BAY ROAD INVESTMENT GROUP LLC

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION

Attorney for Respondent:

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Docket Number: 65155

Schedule No.: R0428674

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:

1. The property subject to this Stipulation is described as:
Lot 14A1 Park Meadows Filing 2, Amendment 7. 5.003 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 year 2014:

Land	\$ 2,833,099
Improvements	<u>\$ 7,200,335</u>
Total	\$10,033,434

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

Land	\$ 2,833,099
Improvements	<u>\$ 7,200,335</u>
Total	\$10,033,434

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	\$2,833,099
Improvements	<u>\$6,666,901</u>
Total	\$9,500,000

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:

Equalizing value based on market sales and income/expense data from the 2013 Board of Assessment Appeals decision under Docket 64040, warrants a reduction to value.

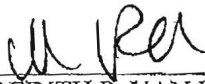
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 23, 2015 at 8:30 a.m. be vacated.

DATED this 21st day of January, 2014.



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Docket Number 65155



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