

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65218</b>
Petitioner: <b>LINCOLN STATION PHASE ONE LLC,</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</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.: R0482144**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

**Total Value:            \$100,000**

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

**ORDER:**

Respondent is ordered to reduce the 2012 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 5th 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



2014 DEC 19 PM 2:00

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

Petitioner:

**LINCOLN STATION PHASE ONE LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

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Docket Number: 65218

Schedule No.: R0482144

**STIPULATION (As to Abatement/Refund for Tax Year 2012)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 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:  
Unit 0 Kaiser/Lincoln Station Parking Garage Condos
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 2012:

Land	\$1,050,550
Improvements	<u>\$1,521,954</u>
Total	\$2,572,504

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

Land	\$1,050,550
Improvements	<u>\$1,521,954</u>
Total	\$2,572,504

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

Land	\$ 50,000
Improvements	<u>\$ 50,000</u>
Total	\$100,000


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


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

Further review of account data, three approaches to value, and an estimated income pro forma analysis, indicated that a reduction in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 14, 2015 at 8:30 a.m. be vacated.

DATED this 10<sup>th</sup> day of December, 2014.

  
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