

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65601</b>
Petitioner: <b>PENINSULA HOLDINGS 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.: R0484237+1**  
  
**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  
  

**Total Value:            \$820,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 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 3rd day of March 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

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



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<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>PENINSULA HOLDINGS LLC</b>	
v.	
Respondent:  <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</b>	Docket Number: <b>65601</b>
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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a>	Schedule Nos.: <b>R0484237 +1</b>
<b>STIPULATION (As to Abatement/Refund for Tax Year 2013)</b>	

Petitioner and Respondent, hereby enter into this Stipulation regarding the tax year 2013 valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation,
2. The subject properties are classified as Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2013.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2013 actual values of the subject properties, as also shown on Attachment A.

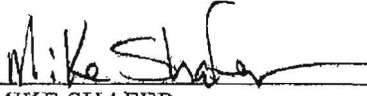
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2013.


7. Brief Narrative as to why the reductions were made:

A reduction in value was warranted in equalization with the 2014 Board of Assessment Appeals Order under Docket 64958.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 2nd day of March, 2015.

  
MIKE SHAFER  
Agent for Petitioner  
Property Tax Refund Consultants, LLC  
9233 Park Meadows Drive #133  
Lone Tree, CO 80124  
303-550-8815

  
MEREDITH P. VAN HORN, #42487  
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for Respondent DOUGLAS COUNTY  
BOARD OF COMMISSIONERS  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 65601

DOCKET NO. 65601

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOG VALUES	STIPULATED VALUES
R0484237	Land	\$167,374	\$167,374	\$167,374
	Improvements	<u>\$212,126</u>	<u>\$212,126</u>	<u>\$177,626</u>
	Total	\$379,500	\$379,500	\$345,000
R0484238	Land	\$157,624	\$157,624	\$157,624
	Improvements	<u>\$379,451</u>	<u>\$379,451</u>	<u>\$317,376</u>
	Total	\$537,075	\$537,075	\$475,000
	Totals	\$916,575	\$916,575	\$820,000