

DATED AND MAILED this 3rd day of March 2016.

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.

G. Katardzic

Gordana Katardzic



2016 FEB 29 AM 8:05

| | |
|---|--|
| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: SFP E LLC | |
| v. | |
| Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION. | Docket Number: 66877 Schedule No.: R0481743 |
| 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: attorney@douglas.co.us | |
| STIPULATION (As to Tax Year 2015 Actual Value) | |

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 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 1A-4 Highlands Ranch 148, 2nd Amd. 1.450 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 2015:

| | |
|--------------|--------------------|
| Land | \$ 568,458 |
| Improvements | <u>\$2,133,812</u> |
| Total | \$2,702,270 |

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

| | |
|--------------|--------------------|
| Land | \$ 568,458 |
| Improvements | <u>\$2,133,812</u> |
| Total | \$2,702,270 |

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2015 actual value for the subject property:

| | |
|--------------|--------------------|
| Land | \$ 568,458 |
| Improvements | <u>\$1,731,542</u> |
| Total | \$2,300,000 |

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

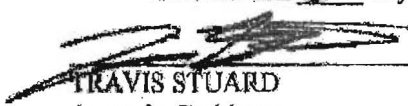
7. Brief narrative as to why the reduction was made:

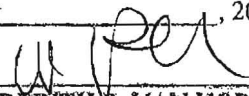
Further review of account data, physical inspection and three approaches to value indicated that a reduction in value was warranted.

8. Because 2016 is an intervening year, the parties have further agreed that the 2016 value shall also be adjusted in order to make it consistent with the 2015 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 24, 2016 at 8:30 a.m. be vacated.

DATED this 26 day of February, 2016.


TRAVIS STUARD
Agent for Petitioner
Duff & Phelps, LLC
1200 17th Street, Suite 990
Denver, CO 80202
303-749-9033


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 66877