



**DATED AND MAILED** this 25th day of April 2016.

**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

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



2016 APR 13 PM 4:35

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

Petitioner:

**TCN 1 LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

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  
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E-mail: [attorney@douglas.co.us](mailto:attorney@douglas.co.us)

Docket Number: 67099

Schedule No.: R0479017

**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 1C-1A-1 Highlands Ranch 149, 4th Amend. 7.870 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	\$ 3,085,355
Improvements	<u>\$ 9,506,629</u>
Total	\$12,591,984

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

Land	\$ 3,085,355
Improvements	<u>\$ 9,506,629</u>
Total	\$12,591,984

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	\$ 3,085,355
Improvements	<u>\$ 7,214,645</u>
Total	\$10,300,000

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

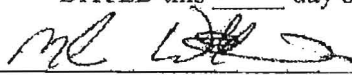
7. Brief narrative as to why the reduction was made:

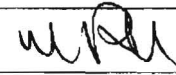
Further review of account data, market sales, and specific income/expense data indicated that a reduction in value was warranted.

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 14, 2016 at 8:30 a.m. be vacated.

DATED this 13<sup>th</sup> day of APRIL, 2016.

  
MIKE WALTER  
Agent for Petitioner  
1<sup>st</sup> Net Real Estate Services, Inc.  
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Lakewood, CO 80227  
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