

DATED AND MAILED this 18th 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 -5 PM 4:25

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner: KDL DEVELOPMENT LLC v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	<hr/> Docket Number: 67559 Schedule No.: R0448361
<hr/> 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 5A Roxborough Village Commercial, 4th Amend. 2.83 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:

Residential Land	\$ 3,981
Residential Improvements	<u>\$70,000</u>
Total	\$73,981

Commercial Land	\$ 488,919
Commercial Improvements	<u>\$2,817,100</u>
Total	\$3,306,019

Total Property Value	\$3,380,000
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4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Residential Land	\$ 3,981
Residential Improvements	<u>\$66,019</u>
Total	\$70,000

Commercial Land	\$ 492,900
Commercial Improvements	<u>\$2,085,060</u>
Total	\$2,577,960

Total Property Value	\$2,647,960
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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:

Residential Land	\$ 3,981
Residential Improvements	<u>\$66,019</u>
Total	\$70,000

Commercial Land	\$ 488,919
Commercial Improvements	<u>\$1,841,081</u>
Total	\$2,330,000

Total Property Value	\$2,400,000
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6. The valuations, as established above, shall be binding only with respect to tax year 2015.

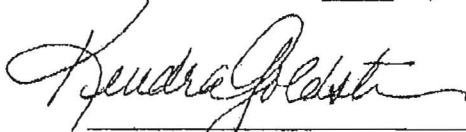
7. Brief narrative as to why the reduction was made:

Further review of the account data, physical inspection, and three approaches to value indicated that a change 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 April 27, 2016 at 8:30 a.m. be vacated.

DATED this 5th day of April, 2016.



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Docket Number 67559