| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: | 67589 | |
|--|----------------|-------|--|
| Petitioner: MABURY HIGHLANDS RANCH, LLC - | | | |
| v. | | | |
| Respondent: | | | |
| DOUGLAS COUNTY BOARD OF EQUALIZATION | | | |
| ORDER ON STIPULATION | | | |

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.: R04511 | 38 | |
| | Category: Valuation | Property Type: | Commercial |
| 2. | Petitioner is protesting the 2015 actual value of the subject property. | | |
| 3. | The parties agreed that the 2015 act | ual value of the subject prop | erty should be reduced to: |

Total Value: \$2,684,136

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

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DATED AND MAILED this 22nd day of September 2016.

BOARD OF ASSESSMENT APPEALS

Dearin Divine

Diane M. DeVries

Julia a Baumbach

Debra A. Baumbach

of Assessment Appeals.

I hereby certify that this is a true and correct copy of the decision of the Board

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Gordana Katardzic



STATE OF COLORADO BD OF ASSESSMENT APPEALS

| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 | 2016 SEP 14 AM 11: 54 |
|--|------------------------|
| Denver, Colorado 80203 | |
| Petitioner: | |
| MABURY HIGHLANDS RANCH LLC | |
| V. Pourondauti | |
| Respondent: | Docket Number: 67589 |
| DOUGLAS COUNTY BOARD OF EQUALIZATION | Schedule No.: R0451138 |
| Attorneys for Respondent: | |
| Meredith P. Van Horn, #42487 | |
| Dawn L. Johnson, #48451 Office of the County Attorney | |
| Douglas County, Colorado 100 Third Street | |
| Castle Rock, Colorado 80104 | |
| Phone Number: 303-660-7414 FAX Number: 303-484-0399 | |
| E-mail: <u>attorney@douglas.co.us</u> | |
| STIPULATION (As to Tax Year 2015 Actu | al 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 178B-3 Highlands Ranch 122C 2nd Amd 1.888 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 | \$1,069,137 |
|--------------|--------------------|
| Improvements | <u>\$1,659,243</u> |
| Total | \$2,728,380 |

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

| Land | \$1,069,137 |
|--------------|--------------------|
| Improvements | <u>\$1.659,243</u> |
| Total | \$2,728,380 |

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 | \$1,069,137 |
|--------------|--------------------|
| Improvements | <u>\$1,614,999</u> |
| Total | \$2,684,136 |

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

DATED this 23 day of AUGUSS , 2016.

KENDRA L. ØØLDSTEIN Attorney for Detitioner Stich Storling Property Tax Specialists, Inc... 950 S. Cherry Street, Suite 320 FiVM Denver, CO 80246 LLC 303-757-8865 MEREDITH T. VAN HORN, #42487 DAWN L. JOHNSON, #48451 for Respondent DOUGLAS COUNTY BOARD OF EQUALIZATION 100 Third Street Castle Rock, CO 80104 303-660-7414

Docket Number 67589