

DATED AND MAILED this 22nd day of September 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



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

2016 SEP 14 AM 11:54

Petitioner:

ARC WGCSR001 LLC

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION

Docket Number: 67591

Schedule No.: R0476571

Attorneys for Respondent:

Meredith P. Van Horn, #42487
Dawn L. Johnson, #48451
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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:
Most Lot 1 Block 1 Walgreens Filing 1 3.036 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	\$1,481,179
Improvements	<u>\$1,182,636</u>
Total	\$2,663,815

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

Land	\$1,481,179
Improvements	<u>\$1,182,636</u>
Total	\$2,663,815

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	\$1,481,179
Improvements	<u>\$1,139,439</u>
Total	\$2,620,618

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

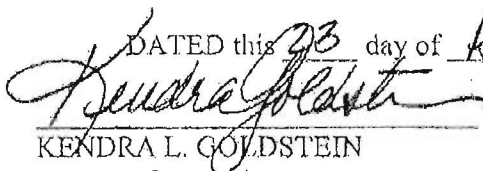
7. Brief narrative as to why the reduction was made:

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 August, 2016.



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