BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

ARC WGCSRCO001, LLC -

٧.

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:

Subject property is described as follows: 1.

County Schedule No.:

R0476571

Category: Valuation

Property Type: Commercial

Docket Number: 67591

- 2. Petitioner is protesting the 2015 actual value of the subject property.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value:

\$2,620,618

(Reference Attached Stipulation)

The Board concurs with the Stipulation. 4.

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.

DATED AND MAILED this 22nd day of September 2016.

BOARD OF ASSESSMENT APPEALS

Dearen Willia

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

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 WGCSRCO001 LLC	
v.	
Respondent:	Docket Number: 67591
DOUGLAS COUNTY BOARD OF EQUALIZATION	Schedule No.: R0476571
Attorneys for Respondent:	
Mcredith 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: 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:
 - 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 Improvements \$1,481,179 \$1,182,636

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

\$1,182,636

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

\$1,139,439

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.

KENDRA L. GOYDSTEIN

Attorney for Petitioner

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303-757-8865

MEREDITH P. VAN HORN, #42487

, 2016.

DAWN L. JOHNSON, #48451

for Respondent DOUGLAS COUNTY

BOARD OF EQUALIZATION

100 Third Street

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Docket Number 67591