



**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:

**GEM HIGHLANDS LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF EQUALIZATION**

Docket Number: 67595

Schedule No.: R0439548

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: [attorney@douglas.co.us](mailto: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 1A Highlands Ranch Plg 61B 1st Amendment 2.411 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	\$1,501,769
Improvements	<u>\$1,292,286</u>
Total	\$2,794,055

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

Land	\$1,501,769
Improvements	<u>\$1,292,286</u>
Total	\$2,794,055

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	\$1,501,769
Improvements	<u>\$1,246,977</u>
Total	\$2,748,746

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.



KENDRA L. GOLDSTEIN  
Attorney for Petitioner  
Sterling Property Tax Specialists, Inc.  
950 S. Cherry Street, Suite 320  
Denver, CO 80246  
303-757-8865

*oldstein  
and Firm,  
LLC*

  
MEREDITH P. 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 67595