BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	67712
Petitioner:		
IMA LOANER INC		
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:

Category: Valuation

1. Subject property is described as follows:

County Schedule No.: R0419211

Property Type: Commercial

- 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: \$3,300,000

(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.

DATED AND MAILED this 26th day of July 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

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correct copy of the decision of the Board of Assessment Appeals.

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Petitioner:	
IMA LOANER INC	
ν.	
Respondent:	Docket Number: 67712
DOUGLAS COUNTY BOARD OF EQUALIZATION	Schedule No.: R0419211
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: <u>attorney@douglas.co.us</u>	

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 2A-2 Highlands Ranch #20 14th Amend 0.940 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	\$286,625
Improvements	<u>\$3,388,375</u>
Total	\$3,675,000

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

Land	\$286,625
Improvements	<u>\$3,388,375</u>
Total	\$3,675,000

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	\$286,625
Improvements	<u>\$3,013,</u> 375
Total	\$3,300,000

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, and income/expense data indicated that a reduction in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 1, 2016 at 8:30 a.m. be vacated.

DATED this 215t day of ____ 2016. JASONLETMAN

Agent for Petitioner Consultus Asset Valuation 68 Inverness Ln. E. Suite #105 Englewood, CO 80112 303-770-2420 MEREDITHP. VAN HORN, #42487 Assistant County Attorney for Respondent DOUGLAS COUNTY BOARD OF EQUALIZATION 100 Third Street Castle Rock, CO 80104 303-660-7414

Docket Number 67712