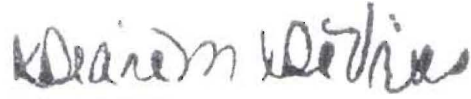




**DATED AND MAILED** this 20th day of October 2016.

**BOARD OF ASSESSMENT APPEALS**



\_\_\_\_\_  
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



2016 OCT 19 AM 9:35

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

Petitioner:

**PARKER HOLIDAY HOLDINGS LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF EQUALIZATION**

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: [attorney@douglas.co.us](mailto:attorney@douglas.co.us)

Docket Number: 67713

Schedule No.: R0448246

**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 1 Crown Point No 1 5<sup>th</sup> Amend 2.542 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	\$ 775,107
Improvements	<u>\$4,779,893</u>
Total	\$5,555,000

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

Land	\$ 775,107
Improvements	<u>\$4,779,893</u>
Total	\$5,555,000

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	\$ 775,107
Improvements	<u>\$4,046,253</u>
Total	\$4,821,360

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

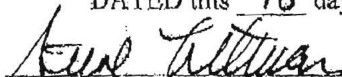
7. Brief narrative as to why the reduction was made:

Further review of account data, limited market sales, and application of income/expense data 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. 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 18 day of July, 2016.

  
STEVE LETMAN  
Agent for Petitioner  
Consultus Asset Valuation  
68 Inverness Ln. E., Suite 105  
Englewood, CO 80112  
303-770-2420

Docket Number 67713

  
MEREDITH P. VAN HORN, #42487  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414