BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO Docket Number: 67850 1313 Sherman Street, Room 315
Denver, Colorado 80203 Petitioner: LEGACY PINES LLC V. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION ORDER ON STIPULATION 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:

1. Subject property is described as follows:

County Schedule No.: R0475228+5 Category: Valuation

Property Type: Vacant Land

- 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: \$996,492

(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 13th day of May 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

Julia a Baumbach

Debra A. Baumbach

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

I hereby certify that this is a true and

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Gordana Katardzic



STATE OF COLORADO BD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2016 MAY I I AM 7: 58	
Petitioner:		
LEGACY PINES LLC		
v. Respondent:		
DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 67850 Schedule Nos.: R0475228 +5	
Attorneys 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: 303-484-0399 E-mail: <u>attorney@douglas.co.us</u>		
STIPULATION (As to Tax Year 2015 Act	ual Values)	

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.

2. The subject properties are classified as Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2015.

4 Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

After further review and negotiation, the Petitioner and the Respondent agree to 5. the following tax year 2015 actual values of the subject properties, as also shown on Attachment A.

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

7. Brief Narrative as to why the reductions were made:

Further review of account data, present worth factors, and market sales indicated that a change in value was warranted.

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

day of NLa DATED this 2016.

TODD J. STEVENS Agent for Petitioner Stevens & Associates, Inc. 9635 Maroon Circle, Suite 450 Englewood, CO 80112 303-347-1878

Docket Number 67850

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

STATE OF COLORADO BD OF ASSESSMENT APPEALS

DOCKET NO. 67850

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ATTACHMENT A

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PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0475228	Land	\$176,444	\$176,444	\$166,082
R0475229	Land	\$176,444	\$176,444	\$166,082
R0475231	Land	\$176,444	\$176,444	\$166,082
R0475238	Land	\$176,444	\$176,444	\$166,082
R0475241	Land	\$176,444	\$176,444	\$166,082
R0475242	Land	\$176,444	\$176,444	\$166,082
	Totals	\$1,058,664	\$1,058,664	\$996,492