

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 67869
Petitioner: LINCOLN TOWER MEDICAL HOLDINGS LLC - 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:

- 1. Subject property is described as follows:

County Schedule No.: R0406972
Category: Valuation 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: \$2,400,000
(Reference Attached Stipulation)

- 4. The Board concurs with the Stipulation.

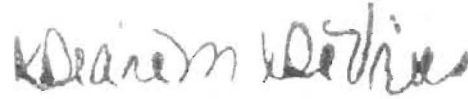
ORDER:

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 22nd day of September 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 SEP 15 AM 8:07

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

Petitioner:

LINCOLN TOWER MEDICAL HOLDINGS LLC

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION

Attorneys for Respondent:

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Docket Number: 67869

Schedule No.: R0406972

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 3 The Fairways #1F 1st Amd L05 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	\$ 503,070
Improvements	<u>\$2,349,450</u>
Total	\$2,852,520

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

Land	\$ 503,070
Improvements	<u>\$2,349,450</u>
Total	\$2,852,520

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	\$ 503,070
Improvements	<u>\$1,896,930</u>
Total	\$2,400,000

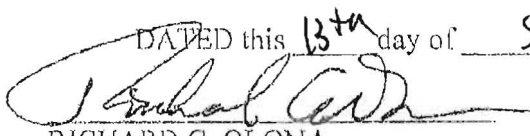
6. The valuations, as established above, shall be binding only with respect to tax year 2015.

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

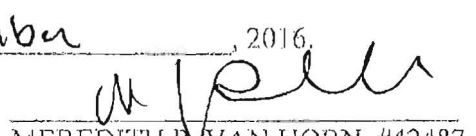
Further review of account data and all three approaches to value with greater weight given the revised income approach analysis, indicated that a reduction in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 23, 2016 at 8:30 a.m. be vacated.

DATED this 13th day of September, 2016.



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