# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

HIGHLANDS BROADWAY OPCO LLC -

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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.:

R0405556+1

Category: Valuation

Property Type: Commercial

Docket Number:

67879

- 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:** 

\$8,450,000

(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 1st day of July 2016.

### **BOARD OF ASSESSMENT APPEALS**

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Diane M. DeVries

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I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Gordana Katardzie

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2015 JUN 29 PM 4: 31
Petitioner: HIGHLANDS BROADWAY OPCO LLC	
v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	Docket Number: 67879  Schedule Nos.:  R0405556 +1
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: 303-688-6596 E-mail: attorney@douglas.co.us	
STIPULATION (As to Tax Year 2015 A	ctual Values)

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 Commercial 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.
- 5. After further review and negotiation, the Petitioner and the Respondent agree to 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 income & expense data 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 July 18, 2016 at 8:30 a.m. be vacated.

DATED this 2 day of 51/1

. 2016.

TODD J. STEVENS

Agent for Petitioner

Stevens & Associates, Inc.

9635 Maroon Circle, Suite 450

Englewood, CO 80112

303-347-1878

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

Docket Number 67879

### **DOCKET NO. 67879**

### ATTACHMENT A

		ASSESSOR		STIPULATED
PARCEL#		VALUES	BOE VALUES	VALUES
R0405556	Land	\$840,926	\$840,926	\$840,926
	Improvements	\$2,913,550	\$2,913,550	\$2,807,680
	Total	\$3,764,476	\$3,764,476	\$3,648,606
R0405561	Land	\$1,020,480	\$1,020,480	\$1,020,480
	Improvements	\$4,035,420	\$4,035,420	\$3,780,914
	Total	\$6,065,900	\$5,055,900	\$4,801,394
∞	Totals	\$8,810,376	\$8,810,376	\$8,450,000