BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	68717
Petitioner: LSI RETAIL II 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:
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County Schedule No.: R		R0460306+1		
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: \$8,110,000

(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 27th day of September 2016.

BOARD OF ASSESSMENT APPEALS

KDearin Dir Ma

Diane M. DeVries

Debra A. Baumbach

Julia a Baumbach

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

Katarda

Gordana Katardzic



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STATE OF COLORADO BD OF ASSESSMENT APPEAL

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BOARD OF ASSESSMENT APPEALS,	11 J 20
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Denver, Colorado 80203	
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LSI RETAIL II LLC	
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Respondent:	
	Docket Number: 68717
DOUGLAS COUNTY BOARD OF	
EQUALIZATION	Schedule Nos.:
	R0460306 +1
Attorneys for Respondent:	
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Dawn L. Johnson, #48451	
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: attorney@douglas.co.us	
STIPULATION (As to Tax Year 2015 Actu	ual 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 account data, specific actual income and expense data indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 24, 2016 at 8:30 a.m. be vacated.

DATED this 5th day of September 2016.

Mikesha

MIKE SHAFER Agent for Petitioner Property Tax Refund Consultants, LLC 9233 Park Meadows Drive #133 Lone Tree, CO 80124 303-550-8815

Docket Number 68717

MEREDITH P. VAN HORN, #42487 DAWN L. JOHNSON, #48451 for Respondent DOUGLAS COUNTY BOARD OF EQUALIZATION 100 Third Street Castle Rock, CO 80104 303-660-7414

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0460306	Land	\$318,859	\$318,859	\$318,859
	Improvements	<u>\$2,410,301</u>	<u>\$2,410,301</u>	<u>\$1,801,141</u>
	Total	\$2,729,160	\$2,729,160	\$2,120,000
R0460309	Commercial Land	\$486,592	\$486,592	\$486,592
	Exempt Land	\$107,568	\$107,568	\$107,568
	Commercial Imps	\$4,586,960	\$4,586,960	\$4,413,044
	Exempt Imps	<u>\$1,021,530</u>	<u>\$1,021,530</u>	<u>\$982,796</u>
	Total	\$6,202,650	\$6,202,650	\$5,990,000
	Totals	\$8,931,810	\$8,931,810	\$8,110,000

1