

DATED AND MAILED this 18th day of August 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

G. Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2016 AUG 15 PM 4: 55
Petitioner: LSI RETAIL II LLC	
v.	
Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	Docket Number: 68718
Attorneys for Respondent: Meredith P. Van Horn, #42487 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	Schedule Nos.: R0460307 +1
STIPULATION (As to Tax Year 2015 Actual 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 property characteristics recognizing the impact of road easements 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 9th day of August, 2016.


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


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

Docket Number 68718

DOCKET NO. 68718

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0460307	Land	\$242,194	\$242,194	\$242,194
	Improvements	<u>\$54,580</u>	<u>\$54,580</u>	<u>\$54,580</u>
	Total	\$296,774	\$296,774	\$296,774
R0460310	Land	\$233,482	\$233,482	\$151,620
	Totals	\$530,256	\$530,256	\$448,394