BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

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:

	0.1.			1 11 1		0 11
1.	Subject	nronarty	10	described	00	tollowc.
	SUDICUL	DIODELLY	15	ueschibeu	as	IUHUWS.

County Schedule No.: R0460307+1 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: \$448,394

(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.

Docket Number: 68718

DATED AND MAILED this 18th day of August 2016.

BOARD OF ASSESSMENT APPEALS

Dearem Divine

Diane M. DeVries

une M. DeVries

Debra A. Baumbach

6- Katardon

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

Gordana Katardzic

of Assessment Appeals.



STATE OF COLORADU BD OF ASSESSMENT AFPEALS

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner:	2016 AUG 15 PM 4:55					
LSI RETAIL II LLC v. Respondent:	Docket Number: 68718					
DOUGLAS COUNTY BOARD OF EQUALIZATION	Schedule Nos.: R0460307 +1					
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: <u>attorney@douglas.co.us</u>						
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 day of 2016.

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

Docket Number 68718

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 NO. 68718

ATTACHMENT A

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