

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68886
Petitioner: GUARANTY BANK AND TRUST - v. Respondent: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R0449600
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 13-14 actual value of the subject property.

3. The parties agreed that the 13-14 actual value of the subject property should be reduced to:

Total Value: \$1,700,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 13-14 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 8th day of November 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



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

Petitioner:

**FIRST NATIONAL BANK OF STRASBURG
(GUARANTY BANK AND TRUST)**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS**

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

Docket Number: 68886

Schedule No.: R0449600

STIPULATION (As to Abatement/Refund for Tax Years 2013 & 2014)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2013 and 2014 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 8A Twenty Mile Property 2 2nd Amd 1.56 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 years 2013 & 2014:

Land	\$ 489,266
Improvements	<u>\$1,518,524</u>
Total	\$2,007,790

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

Land	\$ 489,266
Improvements	<u>\$1,518,524</u>
Total	\$2,007,790

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2013 & 2014 actual value for the subject property:

Land	\$ 489,266
Improvements	<u>\$1,210,734</u>
Total	\$1,700,000

6. The valuations, as established above, shall be binding only with respect to tax years 2013 & 2014.

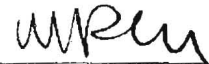
7. Brief narrative as to why the reduction was made:

Further review of account data, market sales, and review of pro forma income analysis indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 19, 2016 at 8:30 a.m. be vacated.

DATED this 31 day of October, 2016.


KENDRA L. GOLDSTEIN
Attorney for Petitioner
Goldstein Law Firm, LLC
950 S. Cherry Street, Suite 320
Denver, CO 80246
303-757-8865


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

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