

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69419
Petitioner: L & P INVESTMENTS LLC - 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.: R0465345+1
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: \$3,216,415
 (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 20th day of January 2017.

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



2017 JAN 18 AM 7:57

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: L & P INVESTMENTS LLC	
v.	
Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS.	Docket Number: 69419
Attorneys for Respondent: Dawn L. Johnson, #48451 Sr. 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: 303-484-0399 E-mail: attorney@douglas.co.us	Schedule Nos.: R0465345 +1
STIPULATION (As to Abatement/Refund for Tax Years 2013 and 2014)	

Petitioner and Respondent, hereby enter into this Stipulation regarding the tax years 2013 and 2014 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 years 2013 and 2014.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax years 2013 and 2014 actual values of the subject properties, as also shown on Attachment A.

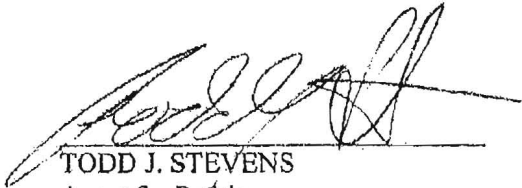
6. The valuations, as established on Attachment A, shall be binding only with respect to tax years 2013 and 2014.

7. Brief Narrative as to why the reductions were made:

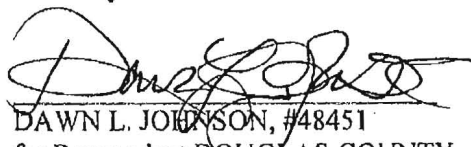
Further review of account data, income, and sales comparison approaches indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 18, 2017 at 8:30 a.m. be vacated.

DATED this 5 day of January, 2017.



TODD J. STEVENS
Agent for Petitioner
Stevens & Associates, Inc.
9635 Maroon Circle, Suite 450
Englewood, CO 80112
303-347-1878



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

Docket Number 69419

DOCKET NO. 69419

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0465345	Land	\$1,266,707	\$1,266,707	\$1,266,707
	Improvements	<u>\$1,059,808</u>	<u>\$1,059,808</u>	<u>\$1,059,808</u>
	Total	\$2,326,515	\$2,326,515	\$2,326,515
R0465347	Land	\$570,009	\$570,009	\$570,009
	Improvements	<u>\$818,891</u>	<u>\$818,891</u>	<u>\$319,891</u>
	Total	\$1,388,900	\$1,388,900	\$889,900
	Totals	\$3,715,415	\$3,715,415	\$3,216,415