

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69606</b>
Petitioner: <b>CASTLE ROCK INVESTMENT GROUP LLC -</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0404826**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

**Total Value: \$2,300,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2016 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:

**CASTLE ROCK INVESTMENT GROUP LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF EQUALIZATION**

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](mailto:attorney@douglas.co.us)

Docket Number: 69606

Schedule No.: R0404826

**STIPULATION (As to Tax Year 2016 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 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 1 Blk 19 Town of Castle Rock 0.161 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 year 2016:

Land	\$ 157,095
Improvements	<u>\$2,448,625</u>
Total	\$2,605,720

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

Land	\$ 157,095
Improvements	<u>\$2,448,625</u>
Total	\$2,605,720

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2016 actual value for the subject property:

Land	\$ 157,095
Improvements	<u>\$2,142,905</u>
Total	\$2,300,000

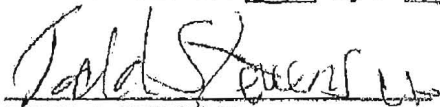
6. The valuations, as established above, shall be binding only with respect to tax year 2016.

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

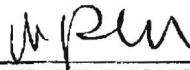
Further review of account data, market sales, and actual income/expense data indicated that a reduction in value was warranted and equalized with the 2015 Order under Docket No. 67853.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 22<sup>ND</sup> day of September, 2016.



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



MEREDITH P. VAN HORN, #42487  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

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