

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71598</b>
Petitioner: <b>736 W. CASTLETON ROAD NO C 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 accepted 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.: R0459911**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$1,328,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

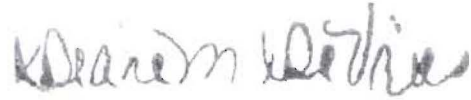
**ORDER:**

Respondent is ordered to reduce the 2017 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 17th day of August 2018.

**BOARD OF ASSESSMENT APPEALS**

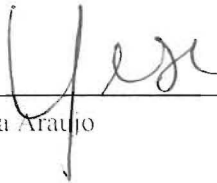


\_\_\_\_\_  
Diane M. DeVries



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Debra A. Baumbach

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



\_\_\_\_\_  
Yesenia Araujo



2018 AUG 13 PM 4: 57

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**736 W CASTLETON ROAD NO C LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorneys for Respondent:

Dawn L. Johnson, #48451  
Carmen Jackson-Brown, #49684  
Megan Taggart, #47797  
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: 71598

Schedule No.: R0459911

**STIPULATION (As to Tax Year 2017 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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:  
Unit C, Castleton Road Auto Center Condominiums.
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 2017:

Land	\$ 223,193
Improvements	<u>\$1,204,807</u>
Total	\$1,428,000

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

Land	\$ 223,193
Improvements	<u>\$1,204,807</u>
Total	\$1,428,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2017 actual value for the subject property:

Land	\$ 223,193
Improvements	<u>\$1,104,807</u>
Total	\$1,328,000

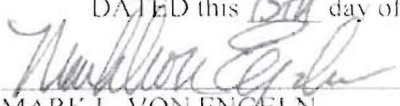
6. The valuations, as established above, shall be binding only with respect to tax year 2017.

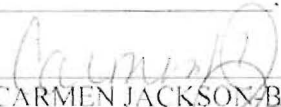
7. Brief narrative as to why the reduction was made:

Market data and consideration of the unique characteristics of the subject property indicated that an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 3, 2018 at 8:30 a.m. be vacated.

DATED this 13th day of August, 2018.

  
 MARK L. VON ENGELN  
 Agent for Petitioner  
 Asset Realty Advisors  
 5 E. Belleview Drive  
 Greenwood Village, CO 80121  
 303-781-2608

  
 CARMEN JACKSON-BROWN, #49684  
 for Respondent DOUGLAS COUNTY  
 BOARD OF EQUALIZATION  
 100 Third Street  
 Castle Rock, CO 80104  
 303-660-7414

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