

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71755
Petitioner: PLAZA AT HIGHLANDS RANCH LLC v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R0347455+4
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: \$23,165,830
(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 30th day of November 2018.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

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

Yesenia Araujo



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BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: PLAZA AT HIGHLANDS RANCH LLC,	
v.	
Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 71755
Attorneys for Respondent: 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	Schedule Nos.: R0347455 +4
STIPULATION (As to Tax Year 2017 Actual Values)	

Petitioner and Respondent hereby enter into this Stipulation regarding the 2017 tax year 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 2017.

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 years 2017 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 2017.


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

Further review of petitioner's documentation concluded that an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 7, 2018 at 8:30 a.m. be vacated.

DATED this 5th day of November, 2018.


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Docket Number 71755

DOCKET NO. 71755

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0347455	Land	\$2,831,052	\$2,831,052	\$2,831,052
	Improvements	<u>\$8,690,092</u>	<u>\$8,690,092</u>	<u>\$7,604,948</u>
	Total	\$11,521,144	\$11,521,144	\$10,436,000
R0351644	Land	\$2,625,100	\$2,625,100	\$2,625,100
	Improvements	<u>\$5,473,030</u>	<u>\$5,473,030</u>	<u>\$5,473,030</u>
	Total	\$8,098,130	\$8,098,130	\$8,098,130
R0347456	Land	\$504,948	\$504,948	\$504,948
	Improvements	<u>\$2,247,052</u>	<u>\$2,247,052</u>	<u>\$1,895,052</u>
	Total	\$2,752,000	\$2,752,000	\$2,400,000
R0351646	Land	\$327,744	\$327,744	\$327,744
	Improvements	<u>\$1,209,156</u>	<u>\$1,209,156</u>	<u>\$1,209,156</u>
	Total	\$1,536,900	\$1,536,900	\$1,536,900
R0351648	Land	\$335,592	\$335,592	\$335,592
	Improvements	<u>\$359,208</u>	<u>\$359,208</u>	<u>\$359,208</u>
	Total	\$694,800	\$694,800	\$694,800
	Totals	\$24,602,974	\$24,602,974	\$23,165,830