

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 72327
Petitioner: <b>ARC WGCSR001, LLC C/O WALGREEN COMPANY</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.: R0476571**  
**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: \$2,735,810**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

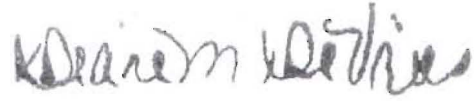
**ORDER:**

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 22nd day of May 2018.

**BOARD OF ASSESSMENT APPEALS**



Diane M. DeVries



Debra A. Baumbach

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



Christine Fontenot



2018 MAY 18 PM 1:37

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>ARC WGCSR001 LLC</b>	
v.	
Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	Docket Number: 72327  Schedule No.: R0476571
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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a>	
<b>STIPULATION (As to Tax Year 2017 Actual Value)</b>	

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:  
Most Lot 1, Block 1 Walgreens Filing 1. 3.036 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 2017:

Land	\$1,481,179
Improvements	<u>\$1,450,967</u>
Total	\$2,932,146

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

Land	\$1,481,179
Improvements	<u>\$1,450,967</u>
Total	\$2,932,146

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	\$1,481,179
Improvements	<u>\$1,254,631</u>
Total	\$2,735,810

6. Except as otherwise provided herein, 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:

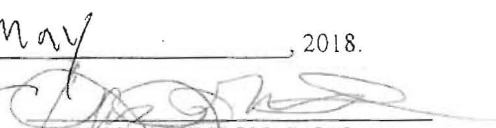
Further review of market sales and specific conditions of the property indicated that an adjustment to value is warranted.

8. Because 2018 is an intervening year, the parties have further agreed that the 2018 value shall also be adjusted in order to make it consistent with the 2017 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 16, 2018 at 8:30 a.m. be vacated.

DATED this 17<sup>th</sup> day of May, 2018.

  
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Castle Rock, CO 80104  
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