

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73011</b>
Petitioner: <b>HIGHLANDS BROADWAY OPCO 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.: R0405556+1**  
     **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: \$10,900,000**  
 (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 9th day of January 2019.

**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.

*Gordana Katardzic*

Gordana Katardzic



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**HIGHLANDS BROADWAY OPCO LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorneys for Respondent:

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Docket Numbers:

**73011 & 74495**

Schedule Nos.:

**R0405556 +1**

**STIPULATION (As to Tax Years 2017 & 2018 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2017 & 2018 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 2017 & 2018.

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 & 2018 actual values of the subject properties, as also shown on Attachment A.


6. Except as otherwise provided herein, the valuations, as established on Attachment A, shall be binding only with respect to tax years 2017 & 2018.


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

Further review of supplied operating data indicated that an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 14, 2018 at 8:30 a.m. be vacated.

DATED this 2 day of January, <sup>2019</sup>~~2018~~.

  
TODD J. STEVENS  
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Docket Numbers 73011 & 74495

DOCKET NOS. 73011 & 74495

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0405556	Land	\$934,362	\$934,362	\$934,362
	Improvements	<u>\$3,841,068</u>	<u>\$3,841,068</u>	<u>\$3,709,332</u>
	Total	\$4,775,430	\$4,775,430	\$4,643,694
R0405561	Land	\$1,133,867	\$1,133,867	\$1,133,867
	Improvements	<u>\$5,296,883</u>	<u>\$5,296,883</u>	<u>\$5,122,439</u>
	Total	\$6,430,750	\$6,430,750	\$6,256,306
	Totals	\$11,206,180	\$11,206,180	\$10,900,000