

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73019
Petitioner: LITTLETON BIG R LLP 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.: R0438045
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: \$4,250,000
(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 5th day of November 2018.

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

Yesenia Araujo

Yesenia Araujo



<p>BOARD OF ASSESSMENT APPEALS, SEP 26 PM 1:48 STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	
<p>Petitioner:</p> <p>LITTLETON BIG R LLP,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	<p>Docket Numbers: 73019 & 74488</p> <p>Schedule No.: R0438045</p>
<p>Attorneys for Respondent:</p> <p>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</p>	
<p>STIPULATION (As to Tax Years 2017 & 2018 Actual Values)</p>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2017 & 2018 valuations 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 27A Park 85 as Modified by LLA 02025857. 6.4814 AM/L.
2. The subject property is classified as Commercial property.

MURDOCH'S
12154 DUMONT WAY

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2017 & 2018:

Land	\$1,693,979
Improvements	<u>\$2,935,343</u>
Total	\$4,629,322

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

Land	\$1,693,979
Improvements	<u>\$2,935,343</u>
Total	\$4,629,322

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax years 2017 & 2018 actual value for the subject property:

Land	\$1,693,979
Improvements	<u>\$2,556,021</u>
Total	\$4,250,000

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

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


Further review of similarly aged structures concluded that a reduction in value per square foot was merited from the original commercial model value.

8. Both parties agree that the Docket 73019 hearing scheduled before the Board of Assessment Appeals on October 24, 2018 at 8:30 a.m. be vacated. A hearing has not yet been scheduled for Docket 74488.

DATED September 26, 2018 | 11:13 AM MDT

DocuSigned by:
Todd Stevens
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Docket Numbers 73019 & 74488