

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73834
Petitioner: CASTLE PARTNERS TWO LTD 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.: R0402721+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: \$38,174,400

(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 18th day of December 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



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<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CASTLE PARTNERS TWO LTD,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p> <hr/> <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>	<hr/> <p>Docket Number: 73834</p> <p>Schedule Nos.: R0402720 +1</p>
<p>STIPULATION (As to Tax Year 2017 Actual Values)</p>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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 year 2017 actual values of the subject properties, as also shown on Attachment A.

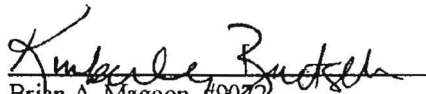
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2017.

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

Further review of comparable sale properties and other market data indicated that a reduction in value was warranted.

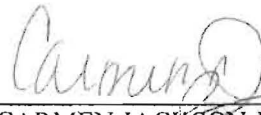
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 26, 2018 at 8:30 a.m. be vacated.

DATED this 8th day of November, 2018.



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Docket 73834

DOCKET NO. 73834

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0402720	Land	\$2,129,213	\$2,129,213	\$2,129,213
	Improvements	<u>\$20,310,787</u>	<u>\$20,310,787</u>	<u>\$18,805,131</u>
	Total	\$22,440,000	\$22,440,000	\$20,934,344
R0402721	Land	\$917,374	\$917,374	\$917,374
	Improvements	<u>\$17,562,626</u>	<u>\$17,562,626</u>	<u>\$16,322,682</u>
	Total	\$18,480,000	\$18,480,000	\$17,240,056
	Totals	\$40,920,000	\$40,920,000	\$38,174,400