

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 74777</b>
Petitioner: <b>PLUM CREEK CENTRE 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.: R0367822**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

**Total Value: \$13,000,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2018 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 2nd 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.

*Yesenia Araujo*  
\_\_\_\_\_  
Yesenia Araujo



2018 DEC 17 AM 11:02

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**PLUM CREEK CENTRE LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF EQUALIZATION.**

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: [attorney@douglas.co.us](mailto:attorney@douglas.co.us)

Docket Numbers:  
**72703 & 74777**

Schedule No.:  
**R0367822**

**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 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 3 The Centre on Plum Creek #3. 12.593 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 years 2017 & 2018:

Land	\$ 3,839,857
Improvements	<u>\$ 9,551,568</u>
Total	\$13,391,425

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

Land	\$ 3,839,857
Improvements	<u>\$ 9,551,568</u>
Total	\$13,391,425

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	\$ 3,839,857
Improvements	<u>\$ 9,160,143</u>
Total	\$13,000,000

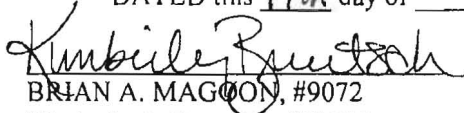
6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax years 2017 & 2018.

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


Further review of provided rent roll data indicated that an adjustment to value is warranted for the inline shopping center portion of the account (improvement #1).

8. Both parties agree that the Docket 72703 hearing scheduled before the Board of Assessment Appeals on August 2, 2018 at 8:30 a.m. be vacated. A hearing has not yet been scheduled for Docket 74777.

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



BRIAN A. MAGOON, #9072  
Kimberly A. Bruetsch, #32838  
Robinson Waters & O'Dorisio, P.C.  
1099 18<sup>th</sup> Street, Suite 2600  
Denver, CO 80202  
T: 303-297-2600  
F: 303-297-2650  
E: [bmagoon@rwolaw.com](mailto:bmagoon@rwolaw.com)  
[kbruetsch@rwolaw.com](mailto:kbruetsch@rwolaw.com)

  
CARMEN JACKSON-BROWN, #49684  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

*Attorneys for Petitioner's Agent  
Marvin F. Poer and Company*

Docket Numbers 72703 & 74777