

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74782
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.: R0402720+1
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: \$38,174,400
 (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 this 15th day of January 2019.

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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BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CASTLE PARTNERS TWO LTD, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 74782 Schedule Nos.: R0402720 +1
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	
STIPULATION (As to Tax Year 2018 Actual Values)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 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 year 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 year 2018 actual values of the subject properties, as also shown on Attachment A.

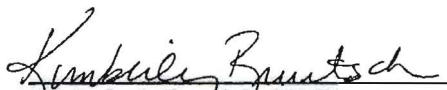
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2018.

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 and equalized with 2017 Order under Docket No. 73834.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14th day of January, 2019.



Kimberly A. Bruetsch, #32838
Robinson Waters & O'Dorisio, P.C.
1099 18th Street, Suite 2600
Denver, CO 80202
T: 303-297-2600
F: 303-297-2650
E: kbruetsch@rwolaw.com
*Attorneys for Petitioner's Agent,
Marvin F. Poer and Company*



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

Docket Number 74782

DOCKET NO. 74782

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