

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 77166</b>
Petitioner: <b>NASH INSPIRATION 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.: R0601565+123**  
**Category: Valuation/Protest Appeal      Property Type: Vacant Land**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$7,778,818**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

**DATED** this 9th day of July 2020.

**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

*Gordana Katardzic*

\_\_\_\_\_  
Gordana Katardzic



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**NASH INSPIRATION LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

Attorneys for Respondent:

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Docket Number: **77166**

Schedule Nos.:  
**R0601565 +123**

**STIPULATION (As to Tax Year 2019 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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 Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2019.

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 2019 actual values of the subject properties, as also shown on Attachment A.

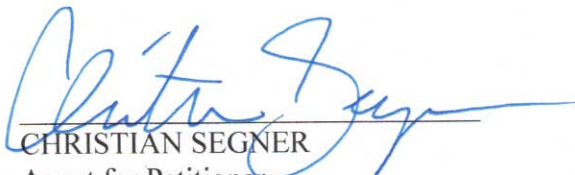
6. Except as otherwise provided herein, the valuations, as established on Attachment A, shall be binding only with respect to tax year 2019.


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

Minor adjustments made to the retail lot value followed by present worth application warranted a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 4, 2020 at 8:30 a.m. be vacated.

DATED this 2nd day of June, 2020

  
CHRISTIAN SEGNER  
Agent for Petitioner  
Ryan, LLC  
7979 E Tufts Avenue  
Denver, CO 80237  
303-222-1856

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

Docket Number 77166

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0601565	\$ 71,421	\$ 71,421	\$ 69,164
R0601566	\$ 70,068	\$ 70,068	\$ 67,854
R0601567	\$ 69,398	\$ 69,398	\$ 67,205
R0601568	\$ 69,398	\$ 69,398	\$ 67,205
R0601569	\$ 69,398	\$ 69,398	\$ 67,205
R0601570	\$ 71,143	\$ 71,143	\$ 68,895
R0601571	\$ 74,701	\$ 74,701	\$ 72,340
R0601573	\$ 68,706	\$ 68,706	\$ 66,535
R0601574	\$ 64,585	\$ 64,585	\$ 62,544
R0601575	\$ 66,226	\$ 66,226	\$ 64,133
R0601576	\$ 67,419	\$ 67,419	\$ 65,289
R0601577	\$ 67,748	\$ 67,748	\$ 65,607
R0601578	\$ 66,050	\$ 66,050	\$ 63,962
R0601579	\$ 66,313	\$ 66,313	\$ 64,218
R0601580	\$ 66,313	\$ 66,313	\$ 64,218
R0601581	\$ 66,400	\$ 66,400	\$ 64,302
R0601582	\$ 66,226	\$ 66,226	\$ 64,133
R0601583	\$ 66,313	\$ 66,313	\$ 64,218
R0601584	\$ 64,394	\$ 64,394	\$ 62,359
R0601585	\$ 63,413	\$ 63,413	\$ 61,409
R0601586	\$ 63,413	\$ 63,413	\$ 61,409
R0601587	\$ 63,413	\$ 63,413	\$ 61,409
R0601588	\$ 63,413	\$ 63,413	\$ 61,409
R0601589	\$ 63,413	\$ 63,413	\$ 61,409
R0601590	\$ 63,413	\$ 63,413	\$ 61,409
R0601591	\$ 64,679	\$ 64,679	\$ 62,635
R0601592	\$ 67,991	\$ 67,991	\$ 65,843
R0601593	\$ 66,574	\$ 66,574	\$ 64,470
R0601594	\$ 66,050	\$ 66,050	\$ 63,962
R0601595	\$ 63,909	\$ 63,909	\$ 61,890
R0601596	\$ 63,909	\$ 63,909	\$ 61,890
R0601597	\$ 63,909	\$ 63,909	\$ 61,890
R0601598	\$ 63,909	\$ 63,909	\$ 61,890
R0601599	\$ 63,909	\$ 63,909	\$ 61,890
R0601600	\$ 63,909	\$ 63,909	\$ 61,890
R0601601	\$ 65,330	\$ 65,330	\$ 63,266
R0601602	\$ 65,512	\$ 65,512	\$ 63,442
R0601603	\$ 65,512	\$ 65,512	\$ 63,442
R0601604	\$ 65,512	\$ 65,512	\$ 63,442
R0601605	\$ 65,512	\$ 65,512	\$ 63,442
R0601606	\$ 65,512	\$ 65,512	\$ 63,442

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R0601607	\$	65,512	\$	65,512	\$	63,442
R0601608	\$	65,512	\$	65,512	\$	63,442
R0601609	\$	65,512	\$	65,512	\$	63,442
R0601610	\$	67,169	\$	67,169	\$	65,046
R0601611	\$	69,322	\$	69,322	\$	67,131
R0601612	\$	66,916	\$	66,916	\$	64,801
R0601613	\$	66,574	\$	66,574	\$	64,470
R0601614	\$	66,660	\$	66,660	\$	64,553
R0601615	\$	66,660	\$	66,660	\$	64,553
R0601616	\$	66,660	\$	66,660	\$	64,553
R0601617	\$	66,660	\$	66,660	\$	64,553
R0601618	\$	66,660	\$	66,660	\$	64,553
R0601619	\$	66,660	\$	66,660	\$	64,553
R0601620	\$	66,660	\$	66,660	\$	64,553
R0601621	\$	66,660	\$	66,660	\$	64,553
R0601622	\$	66,660	\$	66,660	\$	64,553
R0601623	\$	64,394	\$	64,394	\$	62,359
R0601624	\$	64,007	\$	64,007	\$	61,985
R0601625	\$	64,007	\$	64,007	\$	61,985
R0601626	\$	64,007	\$	64,007	\$	61,985
R0601627	\$	64,007	\$	64,007	\$	61,985
R0601628	\$	64,007	\$	64,007	\$	61,985
R0601629	\$	64,007	\$	64,007	\$	61,985
R0601630	\$	65,872	\$	65,872	\$	63,790
R0601631	\$	67,911	\$	67,911	\$	65,765
R0601632	\$	66,400	\$	66,400	\$	64,302
R0601633	\$	66,400	\$	66,400	\$	64,302
R0601634	\$	64,007	\$	64,007	\$	61,985
R0601635	\$	62,800	\$	62,800	\$	60,816
R0601636	\$	62,697	\$	62,697	\$	60,715
R0601637	\$	62,697	\$	62,697	\$	60,715
R0601638	\$	62,697	\$	62,697	\$	60,715
R0601639	\$	62,697	\$	62,697	\$	60,715
R0601640	\$	62,697	\$	62,697	\$	60,715
R0601641	\$	62,697	\$	62,697	\$	60,715
R0601642	\$	62,697	\$	62,697	\$	60,715
R0601643	\$	63,312	\$	63,312	\$	61,311
R0601644	\$	65,238	\$	65,238	\$	63,177
R0601645	\$	65,238	\$	65,238	\$	63,177
R0601646	\$	65,238	\$	65,238	\$	63,177
R0601647	\$	65,238	\$	65,238	\$	63,177
R0601648	\$	61,889	\$	61,889	\$	59,933
R0601649	\$	59,660	\$	59,660	\$	57,775
R0601650	\$	59,562	\$	59,562	\$	57,680



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R0601651	\$	59,562	\$	59,562	\$	57,680
R0601652	\$	59,562	\$	59,562	\$	57,680
R0601653	\$	59,562	\$	59,562	\$	57,680
R0601654	\$	59,562	\$	59,562	\$	57,680
R0601655	\$	59,562	\$	59,562	\$	57,680
R0601656	\$	59,660	\$	59,660	\$	57,775
R0601657	\$	60,337	\$	60,337	\$	58,431
R0601658	\$	59,856	\$	59,856	\$	57,965
R0601659	\$	62,408	\$	62,408	\$	60,436
R0601660	\$	64,127	\$	64,127	\$	62,100
R0601661	\$	64,127	\$	64,127	\$	62,100
R0601662	\$	66,916	\$	66,916	\$	64,801
R0601663	\$	63,712	\$	63,712	\$	61,699
R0601664	\$	63,909	\$	63,909	\$	61,890
R0601665	\$	63,312	\$	63,312	\$	61,311
R0601666	\$	65,872	\$	65,872	\$	63,790
R0601671	\$	65,238	\$	65,238	\$	63,177
R0601672	\$	65,238	\$	65,238	\$	63,177
R0601673	\$	65,238	\$	65,238	\$	63,177
R0601674	\$	65,238	\$	65,238	\$	63,177
R0601675	\$	65,238	\$	65,238	\$	63,177
R0601676	\$	65,238	\$	65,238	\$	63,177
R0601677	\$	64,961	\$	64,961	\$	62,908
R0601678	\$	65,961	\$	65,961	\$	63,877
R0601679	\$	68,470	\$	68,470	\$	66,307
R0601680	\$	68,861	\$	68,861	\$	66,685
R0601681	\$	64,867	\$	64,867	\$	62,817
R0601682	\$	65,146	\$	65,146	\$	63,088
R0601683	\$	65,146	\$	65,146	\$	63,088
R0601684	\$	61,889	\$	61,889	\$	59,933
R0601685	\$	61,889	\$	61,889	\$	59,933
R0601686	\$	61,889	\$	61,889	\$	59,933
R0601687	\$	61,889	\$	61,889	\$	59,933
R0601688	\$	61,889	\$	61,889	\$	59,933
R0601689	\$	61,889	\$	61,889	\$	59,933
R0601690	\$	61,889	\$	61,889	\$	59,933
R0601691	\$	61,889	\$	61,889	\$	59,933
R0601692	\$	61,889	\$	61,889	\$	59,933
R0601693	\$	61,889	\$	61,889	\$	59,933
Totals	\$	8,032,649	\$	8,032,649	\$	7,778,818