

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77168
Petitioner: NASH INSPIRATION LLC 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.: R0494440+223
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: \$15,004,945
(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:

Dawn L. Johnson, #48451
Carmen Jackson-Brown, #49684
Megan Taggart, #47797
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Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
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Docket Number: **77168**

Schedule Nos.:

R0494440 +223

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.

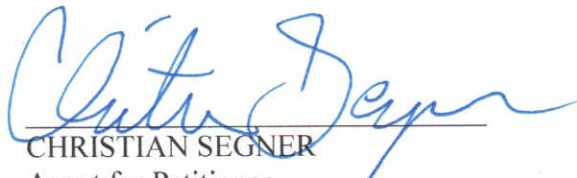
6. Except as otherwise provided herein, the valuations, as established on Attachment A, shall be binding only with respect to tax year 2019.

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 77168

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0494440	\$ 86,865	\$ 86,865	\$ 86,865
R0494443	\$ 86,865	\$ 86,865	\$ 86,865
R0494444	\$ 86,865	\$ 86,865	\$ 86,865
R0494445	\$ 86,865	\$ 86,865	\$ 86,865
R0494455	\$ 87,666	\$ 87,666	\$ 87,666
R0494456	\$ 91,361	\$ 91,361	\$ 91,361
R0494457	\$ 91,620	\$ 91,620	\$ 91,620
R0494458	\$ 88,445	\$ 88,445	\$ 88,445
R0494459	\$ 85,297	\$ 85,297	\$ 85,297
R0494460	\$ 84,643	\$ 84,643	\$ 84,643
R0494461	\$ 84,643	\$ 84,643	\$ 84,643
R0494462	\$ 84,643	\$ 84,643	\$ 84,643
R0494463	\$ 85,829	\$ 85,829	\$ 85,829
R0494464	\$ 89,574	\$ 89,574	\$ 89,574
R0494465	\$ 87,764	\$ 87,764	\$ 87,764
R0494466	\$ 86,558	\$ 86,558	\$ 86,558
R0494467	\$ 100,610	\$ 100,610	\$ 100,610
R0494468	\$ 97,309	\$ 97,309	\$ 97,309
R0494469	\$ 94,870	\$ 94,870	\$ 94,870
R0494470	\$ 87,368	\$ 87,368	\$ 87,368
R0494471	\$ 85,724	\$ 85,724	\$ 85,724
R0494472	\$ 84,643	\$ 84,643	\$ 84,643
R0494473	\$ 84,643	\$ 84,643	\$ 84,643
R0494474	\$ 84,643	\$ 84,643	\$ 84,643
R0494494	\$ 96,298	\$ 96,298	\$ 96,298
R0494495	\$ 89,940	\$ 89,940	\$ 89,940
R0494496	\$ 89,940	\$ 89,940	\$ 89,940
R0494497	\$ 88,731	\$ 88,731	\$ 88,731
R0494519	\$ 84,972	\$ 84,972	\$ 84,972
R0494520	\$ 84,972	\$ 84,972	\$ 84,972
R0494521	\$ 84,972	\$ 84,972	\$ 84,972
R0494522	\$ 86,661	\$ 86,661	\$ 86,661
R0494523	\$ 86,558	\$ 86,558	\$ 86,558
R0494524	\$ 84,972	\$ 84,972	\$ 84,972
R0494525	\$ 84,972	\$ 84,972	\$ 84,972
R0494526	\$ 84,972	\$ 84,972	\$ 84,972
R0494527	\$ 84,972	\$ 84,972	\$ 84,972
R0494528	\$ 84,972	\$ 84,972	\$ 84,972
R0494529	\$ 90,925	\$ 90,925	\$ 90,925
R0487970	\$ 101,580	\$ 101,580	\$ 101,580
R0487971	\$ 104,269	\$ 104,269	\$ 104,269

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R0487972	\$	125,774	\$	125,774	\$	125,774
R0487973	\$	125,603	\$	125,603	\$	125,603
R0487974	\$	138,402	\$	138,402	\$	138,402
R0487975	\$	138,402	\$	138,402	\$	138,402
R0487976	\$	123,415	\$	123,415	\$	123,415
R0487977	\$	121,818	\$	121,818	\$	121,818
R0601141	\$	66,756	\$	66,756	\$	64,473
R0601142	\$	61,021	\$	61,021	\$	58,934
R0601143	\$	61,021	\$	61,021	\$	58,934
R0601144	\$	61,021	\$	61,021	\$	58,934
R0601146	\$	61,021	\$	61,021	\$	58,934
R0601147	\$	61,021	\$	61,021	\$	58,934
R0601148	\$	61,021	\$	61,021	\$	58,934
R0601149	\$	61,114	\$	61,114	\$	59,024
R0601150	\$	61,666	\$	61,666	\$	59,557
R0601151	\$	61,666	\$	61,666	\$	59,557
R0601155	\$	64,595	\$	64,595	\$	62,385
R0601156	\$	63,356	\$	63,356	\$	61,189
R0601157	\$	63,356	\$	63,356	\$	61,189
R0601158	\$	63,356	\$	63,356	\$	61,189
R0601159	\$	63,356	\$	63,356	\$	61,189
R0601160	\$	63,356	\$	63,356	\$	61,189
R0601161	\$	63,356	\$	63,356	\$	61,189
R0601162	\$	63,356	\$	63,356	\$	61,189
R0601163	\$	63,356	\$	63,356	\$	61,189
R0601164	\$	63,356	\$	63,356	\$	61,189
R0601165	\$	63,356	\$	63,356	\$	61,189
R0601166	\$	63,356	\$	63,356	\$	61,189
R0601167	\$	63,356	\$	63,356	\$	61,189
R0601168	\$	63,356	\$	63,356	\$	61,189
R0601169	\$	63,356	\$	63,356	\$	61,189
R0601170	\$	63,557	\$	63,557	\$	61,383
R0601171	\$	64,846	\$	64,846	\$	62,629
R0601173	\$	64,372	\$	64,372	\$	62,170
R0601174	\$	63,233	\$	63,233	\$	61,070
R0601175	\$	63,233	\$	63,233	\$	61,070
R0601176	\$	63,233	\$	63,233	\$	61,070
R0601177	\$	63,233	\$	63,233	\$	61,070
R0601178	\$	63,233	\$	63,233	\$	61,070
R0601179	\$	63,233	\$	63,233	\$	61,070
R0601180	\$	63,233	\$	63,233	\$	61,070
R0601181	\$	63,233	\$	63,233	\$	61,070
R0601182	\$	63,233	\$	63,233	\$	61,070
R0601183	\$	63,233	\$	63,233	\$	61,070

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R0601184	\$	63,233	\$	63,233	\$	61,070
R0601185	\$	63,233	\$	63,233	\$	61,070
R0601186	\$	62,552	\$	62,552	\$	60,412
R0601187	\$	62,552	\$	62,552	\$	60,412
R0601188	\$	62,465	\$	62,465	\$	60,329
R0601189	\$	61,021	\$	61,021	\$	58,934
R0601190	\$	64,608	\$	64,608	\$	62,399
R0601191	\$	65,601	\$	65,601	\$	63,357
R0601192	\$	62,980	\$	62,980	\$	60,826
R0601193	\$	61,021	\$	61,021	\$	58,934
R0601194	\$	61,021	\$	61,021	\$	58,934
R0601195	\$	61,021	\$	61,021	\$	58,934
R0601196	\$	61,021	\$	61,021	\$	58,934
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R0601198	\$	61,021	\$	61,021	\$	58,934
R0601199	\$	61,021	\$	61,021	\$	58,934
R0601200	\$	61,021	\$	61,021	\$	58,934
R0601201	\$	61,021	\$	61,021	\$	58,934
R0601202	\$	61,021	\$	61,021	\$	58,934
R0601203	\$	62,290	\$	62,290	\$	60,160
R0601205	\$	61,392	\$	61,392	\$	59,293
R0601206	\$	59,257	\$	59,257	\$	57,230
R0601207	\$	59,257	\$	59,257	\$	57,230
R0601208	\$	59,257	\$	59,257	\$	57,230
R0601209	\$	59,257	\$	59,257	\$	57,230
R0601210	\$	59,257	\$	59,257	\$	57,230
R0601211	\$	59,257	\$	59,257	\$	57,230
R0601212	\$	59,257	\$	59,257	\$	57,230
R0601213	\$	59,257	\$	59,257	\$	57,230
R0601214	\$	59,257	\$	59,257	\$	57,230
R0601215	\$	59,257	\$	59,257	\$	57,230
R0601216	\$	59,257	\$	59,257	\$	57,230
R0601217	\$	65,526	\$	65,526	\$	63,285
R0601218	\$	68,259	\$	68,259	\$	65,925
R0601219	\$	70,028	\$	70,028	\$	67,633
R0601220	\$	64,451	\$	64,451	\$	62,247
R0601221	\$	61,846	\$	61,846	\$	59,731
R0601222	\$	59,962	\$	59,962	\$	57,911
R0601223	\$	59,663	\$	59,663	\$	57,623
R0601224	\$	59,663	\$	59,663	\$	57,623
R0601225	\$	59,663	\$	59,663	\$	57,623
R0601226	\$	59,663	\$	59,663	\$	57,623
R0601227	\$	59,663	\$	59,663	\$	57,623
R0601228	\$	61,484	\$	61,484	\$	59,381

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R0601229	\$	64,841	\$	64,841	\$	62,624
R0601230	\$	61,300	\$	61,300	\$	59,204
R0601231	\$	61,666	\$	61,666	\$	59,557
R0601232	\$	61,575	\$	61,575	\$	59,469
R0601233	\$	61,207	\$	61,207	\$	59,114
R0601234	\$	61,207	\$	61,207	\$	59,114
R0601235	\$	61,207	\$	61,207	\$	59,114
R0601236	\$	61,756	\$	61,756	\$	59,644
R0601237	\$	62,202	\$	62,202	\$	60,075
R0601238	\$	62,290	\$	62,290	\$	60,160
R0601239	\$	62,290	\$	62,290	\$	60,160
R0601240	\$	62,378	\$	62,378	\$	60,244
R0601241	\$	61,392	\$	61,392	\$	59,293
R0601242	\$	59,257	\$	59,257	\$	57,230
R0601243	\$	59,257	\$	59,257	\$	57,230
R0601244	\$	59,257	\$	59,257	\$	57,230
R0601245	\$	62,290	\$	62,290	\$	60,160
R0601246	\$	62,290	\$	62,290	\$	60,160
R0601247	\$	62,290	\$	62,290	\$	60,160
R0601248	\$	62,290	\$	62,290	\$	60,160
R0601249	\$	62,290	\$	62,290	\$	60,160
R0601250	\$	62,290	\$	62,290	\$	60,160
R0601251	\$	61,484	\$	61,484	\$	59,381
R0601252	\$	59,257	\$	59,257	\$	57,230
R0601253	\$	59,257	\$	59,257	\$	57,230
R0601254	\$	59,257	\$	59,257	\$	57,230
R0601255	\$	59,257	\$	59,257	\$	57,230
R0601256	\$	64,372	\$	64,372	\$	62,170
R0601257	\$	59,257	\$	59,257	\$	57,230
R0601258	\$	59,257	\$	59,257	\$	57,230
R0601259	\$	59,257	\$	59,257	\$	57,230
R0601260	\$	59,257	\$	59,257	\$	57,230
R0601261	\$	59,257	\$	59,257	\$	57,230
R0601262	\$	59,962	\$	59,962	\$	57,911
R0601263	\$	66,619	\$	66,619	\$	64,341
R0601264	\$	77,304	\$	77,304	\$	74,661
R0601265	\$	74,826	\$	74,826	\$	72,267
R0601266	\$	77,081	\$	77,081	\$	74,445
R0601267	\$	67,861	\$	67,861	\$	65,540
R0601268	\$	64,451	\$	64,451	\$	62,247
R0601269	\$	63,810	\$	63,810	\$	61,628
R0601270	\$	63,810	\$	63,810	\$	61,628
R0601271	\$	64,686	\$	64,686	\$	62,474
R0601272	\$	64,686	\$	64,686	\$	62,474

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R0601273	\$	64,686	\$	64,686	\$	62,474
R0601274	\$	64,213	\$	64,213	\$	62,017
R0601275	\$	63,482	\$	63,482	\$	61,311
R0601276	\$	63,565	\$	63,565	\$	61,391
R0601277	\$	63,972	\$	63,972	\$	61,785
R0601278	\$	64,451	\$	64,451	\$	62,247
R0601279	\$	64,841	\$	64,841	\$	62,624
R0601280	\$	66,477	\$	66,477	\$	64,204
R0601281	\$	68,259	\$	68,259	\$	65,925
R0601283	\$	61,392	\$	61,392	\$	59,293
R0601284	\$	61,021	\$	61,021	\$	58,934
R0601285	\$	61,021	\$	61,021	\$	58,934
R0601286	\$	61,021	\$	61,021	\$	58,934
R0601287	\$	61,575	\$	61,575	\$	59,469
R0601288	\$	62,025	\$	62,025	\$	59,904
R0601289	\$	62,025	\$	62,025	\$	59,904
R0601290	\$	61,846	\$	61,846	\$	59,731
R0601291	\$	61,021	\$	61,021	\$	58,934
R0601292	\$	59,257	\$	59,257	\$	57,230
R0601293	\$	59,257	\$	59,257	\$	57,230
R0601294	\$	59,663	\$	59,663	\$	57,623
R0601295	\$	60,927	\$	60,927	\$	58,844
R0601296	\$	60,927	\$	60,927	\$	58,844
R0601297	\$	60,927	\$	60,927	\$	58,844
R0601298	\$	60,927	\$	60,927	\$	58,844
R0601299	\$	60,927	\$	60,927	\$	58,844
R0601300	\$	60,927	\$	60,927	\$	58,844
R0601301	\$	60,927	\$	60,927	\$	58,844
R0601302	\$	60,927	\$	60,927	\$	58,844
R0601303	\$	60,927	\$	60,927	\$	58,844
R0601304	\$	60,927	\$	60,927	\$	58,844
R0601305	\$	60,927	\$	60,927	\$	58,844
R0601306	\$	60,927	\$	60,927	\$	58,844
R0601307	\$	59,863	\$	59,863	\$	57,816
R0601308	\$	59,257	\$	59,257	\$	57,230
R0601309	\$	59,257	\$	59,257	\$	57,230
R0601310	\$	59,257	\$	59,257	\$	57,230
R0601311	\$	59,257	\$	59,257	\$	57,230
R0601312	\$	59,257	\$	59,257	\$	57,230
R0601313	\$	59,257	\$	59,257	\$	57,230
R0601314	\$	59,257	\$	59,257	\$	57,230
R0601315	\$	59,257	\$	59,257	\$	57,230
R0601316	\$	59,663	\$	59,663	\$	57,623
R0601317	\$	60,451	\$	60,451	\$	58,384

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R0601318	\$	60,451	\$	60,451	\$	58,384
R0601319	\$	60,451	\$	60,451	\$	58,384
R0601320	\$	59,863	\$	59,863	\$	57,816
R0601321	\$	59,257	\$	59,257	\$	57,230
R0601322	\$	59,257	\$	59,257	\$	57,230
R0601323	\$	59,257	\$	59,257	\$	57,230
R0601324	\$	59,257	\$	59,257	\$	57,230
Totals	\$	15,380,359	\$	15,380,359	\$	15,004,945