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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 78472 |
| Petitioner: HD DEVELOPMENT OF MARYLAND, INC. 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.: R0436321
Category: Valuation/Protest Appeal Property Type: Commercial
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: \$9,458,881
(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 29th day of December 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

Martha Hernandez Sanchez
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

HD DEVELOPMENT OF MARYLAND INC

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION

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Docket Numbers:
78472 & 2020BAA254

Schedule No.:
R0436321

STIPULATION (As to Tax Years 2019 & 2020 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2019 & 2020 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 1 Cooper-Hook/Main Place Filing No 1 Total Acreage 11.822 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 2019 & 2020:

| | |
|--------------|---------------------|
| Land | \$ 4,686,194 |
| Improvements | <u>\$ 5,922,386</u> |
| Total | \$10,608,580 |

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

| | |
|--------------|---------------------|
| Land | \$ 4,686,194 |
| Improvements | <u>\$ 5,922,386</u> |
| Total | \$10,608,580 |

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax years 2019 & 2020 actual value for the subject property:

| | |
|--------------|--------------------|
| Land | \$3,682,009 |
| Improvements | <u>\$5,776,872</u> |
| Total | \$9,458,881 |


6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax years 2019 & 2020.


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

Based on cost approach as well as the sales and rental rate estimates provided by petitioner along with an adjustment for an outsized lot attribute warranted an adjustment to value.

8. Both parties agree that the Docket 78472 hearing scheduled before the Board of Assessment Appeals on January 25, 2021 at 8:30 a.m. and the Docket 2020BAA254 hearing scheduled on June 15, 2021 at 8:30 a.m. be vacated.

DATED this 22nd day of December, 2020


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Docket Numbers 78472 & 2020BAA254