

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79369
Petitioner: HIGHLANDS RANCH 1668 LLC v. Respondent: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R0423538+2
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 17-18 actual value of the subject property.

3. The parties agreed that the 17-18 actual value of the subject property should be reduced to:

Total Value: \$23,981,260
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 17-18 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 March 2021.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Sondra W. Mercier

Martha Hernandez Sanchez
Martha Hernandez Sanchez



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

HIGHLANDS RANCH 1668 LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS**

Attorneys for Respondent:

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Docket Number: **79369**

Schedule Nos.:
R0423538 +2

STIPULATION (As to Abatement/Refund for Tax Years 2017 & 2018)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2017 & 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 years 2017 & 2018.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax years 2017 & 2018 actual values of the subject properties, as also shown on Attachment A.

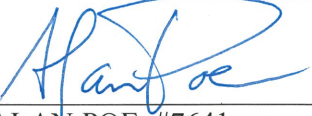
6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax years 2017 & 2018.


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

Based upon the provided rent rolls it was determined that the allocation of big box retail and inline retail required adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 17, 2021 at 8:30 a.m. be vacated.

DATED this 30th day of March, 2021


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Docket Number 79369

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0423538	Land	\$2,737,938	\$2,737,938	\$2,737,938
	Improvements	<u>\$18,081,748</u>	<u>\$18,081,748</u>	<u>\$16,980,062</u>
	Total	\$20,819,686	\$20,819,686	\$19,718,000
R0431158	Land	\$356,482	\$356,482	\$356,482
	Improvements	<u>\$1,882,078</u>	<u>\$1,882,078</u>	<u>\$1,882,078</u>
	Total	\$2,238,560	\$2,238,560	\$2,238,560
R0431159	Land	\$329,725	\$329,725	\$329,725
	Improvements	<u>\$1,694,975</u>	<u>\$1,694,975</u>	<u>\$1,694,975</u>
	Total	\$2,024,700	\$2,024,700	\$2,024,700
	Totals	\$25,082,946	\$25,082,946	\$23,981,260