

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79370
Petitioner: HIGHLANDS RANCH II, 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.: R0416190+1
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: \$12,657,000
(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 10th day of February 2021.

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:

HIGHLANDS RANCH II LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS**

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

Docket Number: **79370**

Schedule Nos.:
R0416190 +1

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.

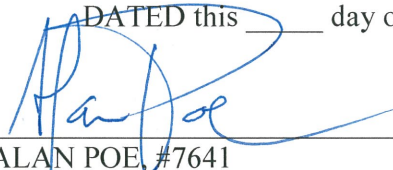
6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax years 2017 & 2018.


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

Adjustment was applied to account R0416190 where the actual vacancy exceeded the market model by over 10% thus a lease-up analysis was calculated as a part of the income approach. Analysis also revealed a slight decrease for R0416192 based upon market rent potential of the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 24, 2021 at 8:30 a.m. be vacated.

DATED this _____ day of _____, 2021


ALAN POE, #7641
Attorney for Petitioner
The Poe Law Office, LLC
7872 South Ventura Court
Centennial, CO 80016
303-915-6981


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

Docket Number 79370

DOCKET NO. 79370

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0416190	Land	\$1,626,138	\$1,626,138	\$1,626,138
	Improvements	<u>\$9,854,092</u>	<u>\$9,854,092</u>	<u>\$8,973,862</u>
	Total	\$11,480,230	\$11,480,230	\$10,600,000
R0416192	Land	\$376,241	\$376,241	\$376,241
	Improvements	<u>\$1,703,879</u>	<u>\$1,703,879</u>	<u>\$1,680,759</u>
	Total	\$2,080,120	\$2,080,120	\$2,057,000
	Totals	\$13,560,350	\$13,560,350	\$12,657,000