

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79393
Petitioner: CARO LAND CO 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.: R0463178
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: \$10,939,887
(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 27th day of January 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:

CARO LAND CO LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS**

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Docket Number: 79393

Schedule No.: R0463178

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 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 Brookside Business Center 2 2nd Amd 20.414 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 2017 & 2018:

Land	\$ 3,734,782
Improvements	<u>\$ 8,575,827</u>
Total	\$12,310,609

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

Land	\$ 3,734,782
Improvements	<u>\$ 8,575,827</u>
Total	\$12,310,609

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2017 & 2018 actual value for the subject property:

Land	\$ 3,734,782
Improvements	<u>\$ 7,205,105</u>
Total	\$10,939,887


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 reduction was made:


Based on inspection of the subject property updates to ratios between showroom to service garage warranted an adjustment to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 5, 2021 at 8:30 a.m. be vacated.

DATED this 26th day of January, 2021.



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