

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45065</b>
Petitioner: <b>MDS REALTY II, LLC,</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved 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.: R0347455**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

**Total Value:            \$6,000,000**

**(Reference Attached Stipulation)**

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 26th day of October 2007.

**BOARD OF ASSESSMENT APPEALS**


This decision was put on record

October 25, 2007

  
\_\_\_\_\_  
Karen E. Hart

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

  
\_\_\_\_\_  
Debra A. Baumbach

  
\_\_\_\_\_  
Heather Heinlein



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**MDS REALTY II, LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

Michelle B. Gombas, #30037

Robert D. Clark, #8103

Assistant County Attorney

Office of the County Attorney

Douglas County, Colorado

100 Third Street

Castle Rock, Colorado 80104

Phone Number: 303-660-7414

FAX Number: 303-688-6596

E-mail: [attorney@douglas.co.us](mailto:attorney@douglas.co.us)

Docket Number: **45065**

Schedule No.: **R0347455**

**STIPULATION (As to Tax Year 2005 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuation 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 2 Highlands Ranch #25-B (Amended). 5.4162 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 year 2005:

Land	\$2,123,289
Improvements	\$5,075,431
Total	\$7,198,720

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

Land	\$2,123,289
Improvements	\$5,075,431
Total	\$7,198,720

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$2,123,289
Improvements	\$3,876,711
Total	\$6,000,000


6. The valuations, as established above, shall be binding only with respect to tax year 2005.


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

Further review of cost, market and income approaches indicated a lower valuation.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 24<sup>th</sup> day of ~~June~~<sup>October</sup>, 2007.

  
THOMAS E. DOWNEY, JR., #0686  
Attorney for Petitioner  
Downey & Associates, P.C.  
383 Inverness Parkway, Suite 300  
Englewood, CO 80112  
303-813-1111

  
MICHELLE B. GOMBAS, #30037  
ROBERT D. CLARK, #8103  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 45065