

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50325</b>
Petitioner: <b>RICHLYN, L.L.C.,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</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.: R0347015**  
  
**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 05-06 actual value of the subject property.
3. The parties agreed that the 05-06 actual value of the subject property should be reduced to:  
  

**Total Value:            \$500,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 05-06 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 4th day of January 2010.



**BOARD OF ASSESSMENT APPEALS**

Karen E Hart  
Karen E. Hart

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

Melissa Nord  
Melissa Nord

Debra A Baumbach  
Debra A. Baumbach

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**RICHLYN, LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

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Docket Number: **50325**

Schedule No.: **R0347015**

**STIPULATION (As to Abatement/Refund for Tax Years 2005 and 2006)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2005 and 2006 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 Highlands Ranch #65-A. First Amendment. 0.348 AM/L.
2. The subject property is classified as Commercial property.

2009 DEC 29 PM 1:52

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2005 and 2006:

Land	\$121,272
Improvements	\$421,128
Total	\$542,400

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

Land	\$121,272
Improvements	\$421,128
Total	\$542,400

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2005 and 2006 actual value for the subject property:

Land	\$121,272
Improvements	\$378,728
Total	\$500,000


6. The valuations, as established above, shall be binding only with respect to tax years 2005 and 2006 .

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

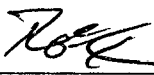
After a more critical review of market sales, an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 12, 2009 at 8:30 a.m. be vacated.

DATED this 18<sup>th</sup> day of December, 2009.

  
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Docket Number 50325

  
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2009 DEC 29 PM 1:52