

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 50777**

Petitioner:

**OCHSNER PROPERTIES LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

**ORDER ON STIPULATION**

**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.: R0077497+3**

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

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

**Total Value:            \$1,850,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 14th day of October 2009.

**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.

*Debra A Baumbach*

Debra A. Baumbach

*Toni Rigiroszi*

Toni Rigiroszi



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Petitioner:

**OCHSNER PROPERTIES LLC,**

v.

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**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorneys for Respondent:

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Michelle B. Whisler, Reg. No. 30037  
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Docket Number: **50777**

Schedule Nos.:  
**R0305795+3**

2009 OCT 13 AM 7:10

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

**STIPULATION (As to Tax Year 2008 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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 year 2007.

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

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2008 actual values of the subject properties, as also shown on Attachment A.

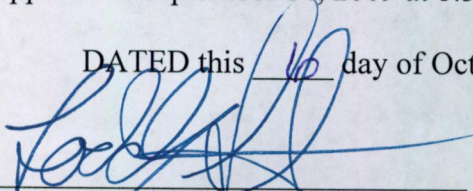
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2008.

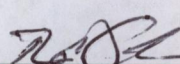
7. Brief Narrative as to why the reductions were made:

Further review of actual income information and income information from comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 14, 2009 at 8:30 a.m. be vacated.

DATED this 16 day of October, 2009.

  
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TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates, Inc.  
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Littleton, CO 80129  
303-347-1878

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

Docket Number 50777

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0305795	Land	\$135,907	\$135,907	\$135,907
	Improvements	\$239,093	\$219,093	\$192,493
	Total	\$375,000	\$355,000	\$328,400
R0077497	Land	\$135,907	\$135,907	\$135,907
	Improvements	\$239,093	\$219,093	\$192,493
	Total	\$375,000	\$355,000	\$328,400
R0078035	Land	\$135,907	\$135,907	\$135,907
	Improvements	\$479,093	\$445,093	\$401,469
	Total	\$615,000	\$581,000	\$537,376
R0080240	Land	\$135,907	\$135,907	\$135,907
	Improvements	\$614,093	\$573,093	\$519,917
	Total	\$750,000	\$709,000	\$655,824